



3 Glan Y Nant

Treoes, CF35 5EE

Price £325,000

HARRIS & BIRT



Offered with no onward chain. An excellent opportunity to purchase this extended three bed semi-detached property in the ever popular village of Treoes. Accommodation briefly comprising entrance hall, living room, open plan kitchen/dining room, conservatory to the ground floor. Three good sized bedrooms and family bathroom to the first floor. Off road parking to the rear and good sized single garage. Attractive timber outbuilding providing good space for storage. The property is set back from the road via a lawned parcel laid to mature shrubbery. Rear gardens are easy to maintain and laid to both patio and wooden chippings. The property is extremely aesthetic from the road front.

The property is located in the heart of the village of Treoes in the Vale of Glamorgan and within excellent school catchment for Cowbridge Comprehensive School and Llangan Primary School. Treoes offers all the benefits of village life on your doorstep. Within short walking distance of village facilities including small village hall, village green/playing field, the well regarded Star Inn and the recently renovated Saron Chapel (1831) funded by local residents. Easy access to the A48 and M4 (Junction 35) bring major centres within easy commuting distance including the capital city of Cardiff, Bridgend, Llantrisant, Swansea etc. The fashionable market town of Cowbridge with its range of local shopping and facilities is less than 5 miles away.



Accommodation

Ground Floor

Entrance Hallway 6'7 x 12'2 (2.01m x 3.71m)

The property is entered via UPVC half glazed front door with inset opaque glazed vision panel. Further natural light via adjacent UPVC floor to ceiling half glazed opaque panel to open entrance hallway. Skimmed walls. Textured finished ceiling. Fitted carpet. Fitted radiator. Stone pointed work. Straight staircase leading up to first floor landing. Communicating doors to ground floor rooms. Under stairs storage for shoes and cloaks.

Living Room 12'2 x 12'3 (3.71m x 3.73m)

Good sized principal reception room. UPVC double glazed window to front elevation overlooking pretty front gardens. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator.

Kitchen/ Dining Room kitchen(6'7 x 13'11) dining(12'6 x 11'1) (kitchen(2.01m x 4.24m) dining(3.81m x 3.38m))

Open plan 'heart of the home' kitchen/dining room comprising white gloss fitted kitchen with range of wall and base units set under and over mottle effect work surface. Features to include stainless steel range cooker with gas six ring hob and under set oven. Matching chrome chimney extractor. Space for washing machine/tumble dryer. Space for fridge/freezer. Integrated chrome 1.5 sink bowl and drainer with chrome mixer tap. Glass display cases. Integrated larder unit. Black gloss metro tiled splash backs. Skimmed walls. Coved and skimmed ceiling. Wood effect ceramic tiled flooring. Modern fitted radiator housed to wall. UPVC fully glazed patio doors open out to conservatory.

Conservatory 14'11 x 8'8 (4.55m x 2.64m)

UPVC construction with polycarbonate pitched roof structure sat on a double skimmed dwarf wall. Range of fitted UPVC double glazed windows. UPVC patio door opening out to pretty rear garden. Fully skimmed walls. Power and light. Matching ceramic tiled flooring.

First Floor

Landing

Accessed via straight carpeted staircase to first floor landing. UPVC double glazed window to side elevation. Skimmed walls. Access to loft via hatch. Good sized airing cupboard with open shelving and housing hot water tank.

Master Bedroom 11'2 x 11'11 (3.40m x 3.63m)

Good sized double bedroom. UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

Bedroom Two 11'2 x 11'4 (3.40m x 3.45m)

Another good sized double bedroom. UPVC double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

Bedroom Three 7'8 x 8'10 (2.34m x 2.69m)

Good sized bedroom. UPVC double glazed window to side elevation. Skimmed walls. Textured ceiling. Fitted carpet. Fitted radiator.

Family Bathroom 8'10 x 5'9 (2.69m x 1.75m)

Three piece suite in white comprising panelled bath with electric Triton shower and shower head attachment behind a glazed and chrome shower screen. Stainless steel tap with separate shower head. Wall hung wash hand basin with underset vanity unit. Low level WC. Fully tiled walls. Contrasting slate effect flooring. UPVC opaque glazed window to side elevation and rear. Wall mounted chrome heated towel rail.

Outside

The property is set back from the road via a lawned parcel laid to mature shrubbery. Good sized access via pedestrian wood boarded door to good side rear garden. Easy to maintain. Patio laid terrace. Stepping up to a flat parcel laid to chippings.

Timber Outbuilding 12'2 x 10'1 (3.71m x 3.07m)

A good sized timber outbuilding. Accessed via UPVC fully glazed door with natural light via UPVC double glazed window. Power and light. Good sized open shelving and work benches. Situated into two sections. A great storage space.

Garage 8'10 x 18' (2.69m x 5.49m)

A good sized single garage sat on a concrete base behind a wooden door. Power and light. Useful storage space.

Services

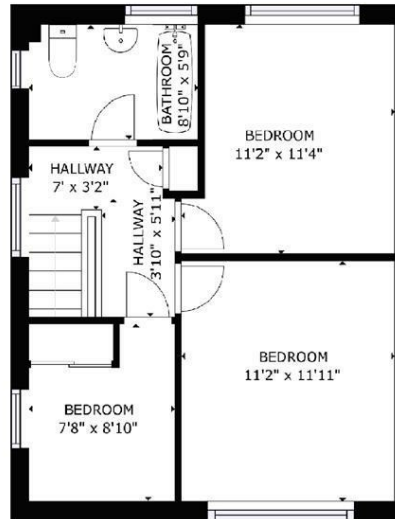
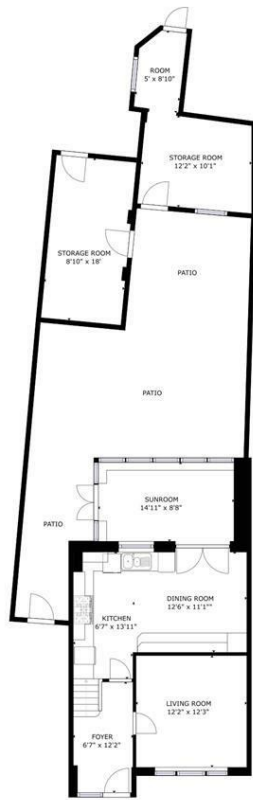
The property is serviced by mains gas electric water and drainage.

Directions

From our offices at 65 High Street, turn right and proceed down the High street and up onto the A48 towards Bridgend. Continue for around 3 miles until you come to the top of Crack Hill and move across into the central filter lane and turn right signposted Treoes. Follow the country road into the village seeing Parc Newydd on your left. Go past The Star and Glan Y Nant will be on your right hand side as your travelling out the village towards Bridgend. 3, Glan Y Nant will have a Harris & Birt board outside.







FLOOR 1

HARRIS & BIRT
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR 1: 942 sq ft, FLOOR 1: 478 sq ft
 EXCLUDED AREAS: PATIO: 616 sq ft
 TOTAL: 1420 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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