



2 Yr Efail

Treoes, CF35 5EG

Price £675,000

HARRIS & BIRT



A superb detached property located on a sizeable corner plot in the popular village of Treoes. The accommodation is found in immaculate condition having been extended and stylishly renovated in recent years and briefly comprises: entrance hall, spacious open plan kitchen/dining/family room, utility room, WC, living room and office/hobby room to the ground floor. Upstairs a large dual aspect master bedroom with en suite shower room, a further three double bedrooms and a family bathroom. Outside enjoys the benefit of off road parking for several vehicles, detached double garage and sizeable front and rear gardens. The location is a particularly pleasant one backing onto open fields offering far reaching countryside views beyond.

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 Hall 12'2" x 15'10" (3.71m x 4.83m)

The property is entered via fob and App operated composite door with decorative glazed panels into central hall. Stairs to first floor landing. Wood effect laminate flooring. Radiator. Pendant ceiling light. Window to front. Doors to all ground floor rooms. Opening to kitchen/ diner.

Kitchen/Dining/Family Room 17'9" x 25'7" (5.41m x 7.80m)

Modern fitted kitchen in high gloss grey with features to include: bespoke fitted unit with two eyeline Neff hide and slide ovens with warming drawer underneath, nand eyeline Neff combination microwave oven and grill. Full height integrated freezer. Full height integrated fridge. Double doors opening into ladder cupboard with drawers below. Large central island with quartz worktops, inset induction hob and extractor hood over. Pop up sockets. Inset ceramic sink with curved Quooker instant boil mixer tap. Undercounter wine fridge. Overhang for breakfast bar seating and decorative lighting over. Range of storage cupboards and drawers. Large window overlooking front. Bi fold doors opening to rear patio and garden. Space for table and chairs. Space for sofa. LVT flooring. Radiators. Ceiling spotlights.

Utility Room 12'2" x 10'4" (3.71m x 3.15m)

Part glazed uPVC stable door to rear with inset cat flap. Base unit with laminate worktops and tiled splashbacks. Inset 1.5 bowl sink with draining grooves and mixer tap, Space for undercounter dishwasher. Space for stacked washing machine and tumble dryer. Continuation of flooring from kitchen. Door to WC.

WC

Modern suite comprising vanity unit containing low level hidden cistern WC, Inset wash hand basin with mixer tap and tiled splash backs and storage below. Obscure glazed window to rear. Wall mounted towel rail. Continuation of flooring from utility room. Ceiling spotlights. Extractor fan.

Living Room 15' x 15'4" (4.57m x 4.67m)

Large window overlooking front. Inset Bio ethanol feature fire. Carpet flooring. Radiator. Pendant ceiling light.

Office/ Craft Room 14'4" (max) x 28'9" (max) (4.37m (max) x 8.76m (max))

A useful and versatile room with window to front. Fully glazed door to rear. Wood effect laminate flooring. Radiator. Ceiling spotlights.

First Floor

Landing

Carpet stairs from ground floor hallway to first floor landing. Carpet flooring. Loft access hatch. Doors to all first floor rooms.

Master Suite Bedroom 13'8" x 22'2" (4.17m x 6.76m)

Double doors to glazed Juliette balcony offering far reaching countryside views. Large window over looking front. Fitted wardrobes with mirrored sliding doors. Carpet flooring. Radiator. Ceiling spotlights. Door to en suite.

Master Suite Bathroom

Modern suite in white comprising low level dual flush WC, Inset vanity unit with wash hand basin and mixer tap, tiled splash back and storage below. Fully tiled shower cubicle with glass sliding door with wall mounted, mains connected shower. Obscure glazed window to rear. Luxury vinyl flooring. Wall mounted vertical towel rail. Extractor fan.

Bedroom Two 10'11" x 22'2" (3.33m x 6.76m)

Double doors to glazed Juliette balcony with far reaching countryside views. Large window over looking front. Carpet flooring. Radiator. Ceiling spotlights.

Bedroom Three 8'8" x 11'8" (2.64m x 3.56m)

Large window over looking front. Carpet flooring. Radiator. Ceiling spotlights.

Bedroom Four 9'9" x 11'7" (2.97m x 3.53m)

Large window over looking front. Carpet flooring. Radiator. Ceiling spotlights. Recessed wardrobes with double doors.

Family Bathroom

Modern fitted three piece suite in white comprising free standing bath with floor standing mixer tap and detachable showerhead, floating vanity unit containing inset sink with mixer tap and storage, low level, dual flush WC. Fully tiled shower cubicle with glass sliding door and wall mounted, mains connected shower with rainfall shower head and separate shower fitment. Obscure glazed window to rear. Terrazzo style vinyl flooring. Wall mounted vertical towel rail. Ceiling spot lights. Extractor fan.

Outside

The property enjoys the benefit of off road driveway parking on the both side of the spacious, lawned front garden. An attractive path leads to the front door with a storm porch and decorative lighting. Detached double garage with two up and over doors. Leading to double garage with one up and over door and the other being electric. The garage has internal light and power. Side gate offers access to the garden rear. The garden is laid to lawn and decorative paving. A raised decked area is perfect for entertaining. The garden has a mixture of fence and wall boundaries with open wire fencing to the rear to enjoy views of the fields.

Services

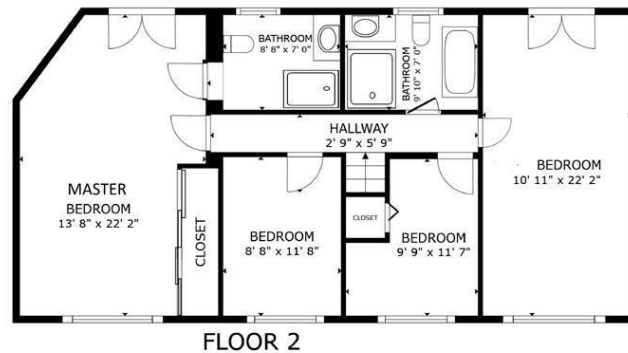
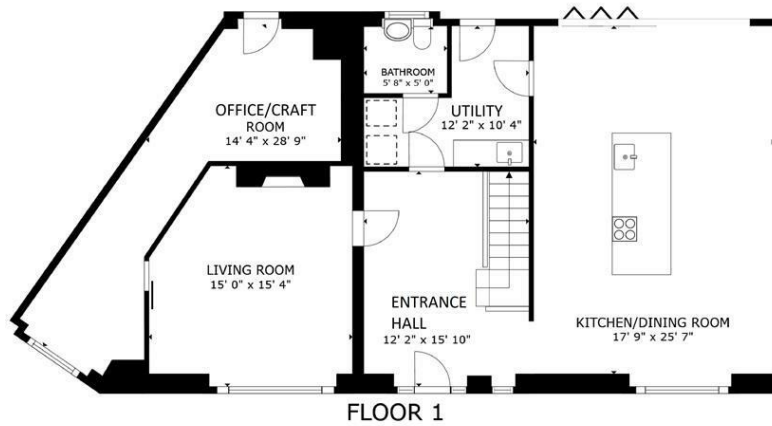
All mains services are connected via Vaillant gas combination boiler housed to office/craft room. uPVC double glazing throughout with fitted window blinds to remain.

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 road and bare right and follow the road till you reach Yr Efail and the property is the first house on the right.







HARRIS & BIRT
 CHARTERED SURVEYORS &
 ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR 1 1,273 sq.ft. FLOOR 2 981 sq.ft.
 TOTAL : 2,254 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

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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