



Meadow Court Trerhyngyll

Cowbridge, CF71 7TN

Offers Over £700,000

HARRIS & BIRT



Meadow Court is an individual detached property standing in a large garden with rural views in the small village of Trerhyngyll. Set in the heart of the rural Vale of Glamorgan, Trerhyngyll is a couple of miles outside the sought after market town of Cowbridge, offering an extensive range of town facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local and including Waitrose, library, health centre, sporting and recreational facilities including sports centre, cricket club, squash club, bowls club, rugby club etc. The Heritage Coastline is just a few miles to the south. The good local road network brings major centres including the capital city of Cardiff, Bridgend, Newport, Swansea etc all within comfortable commuting distance with J34 of the M4 motorway being just a few miles to the North.

The hugely flexible accommodation briefly comprises: kitchen/dining room, utility room, spacious living room, study/snug and WC to the ground floors. First and second floor accommodation is made up of five bedrooms, two with en suites and family shower room. The garden is mainly to the front of the property and enjoys a southerly aspect with large wrap around outdoor dining terrace.

- Spacious Detached Home
- Five Bedrooms
- Garage & Ample Parking
- Cowbridge Comprehensive School Catchment
- Individual Design
- Large South Facing Garden
- Popular Vale Village of Trerhyngyll
- EPC Rating- C

Accommodation

Ground Floor

Entrance Hallway

The property is entered via timber double doors with decorative glazed panels into principle hallway. Upvc double glazed window to side. Cupboard housing electric meter and fuse box. Large walk-in storage/cloaks cupboard with glazed porthole window. Carpet flooring. Pendant ceiling light. Stairs to first floor and lower ground floor.

Living Room

Double doors from entrance hallway. Run of French doors onto raised front terrace. Window to rear. Feature fireplace with inset electric fire and inset space for t.v. above. Carpet flooring. Ceiling spotlights. Radiator. Opening into;

Snug/Office

Windows to front. Patio door to side. Wood block parquet floor. Radiator. Pendant ceiling light.

W.C

Obscure glazed window to rear. Low level, dual flush w.c. Modern decorative pedestal wash hand basin with hot & cold mixer tap. Wall mounted stainless steel vertical towel warmer. Tumbled stone floor. Ceiling spotlights.

Lower Ground Floor

Hall

French doors giving access to front parking area. Walk-in storage/cloaks cupboard. Tiled floor. Ceiling spotlights. Door to;

Kitchen/Diner

Large Upvc double glazed window overlooking front aspect. Range of wall and base units in high gloss cream with granite effect work tops and tiled upstands. Features include 1.5 bowl stainless steel sink with drainer and hot & cold mixer tap. Eyeline integrated electric oven and separate microwave. Inset four ring gas hob with stainless steel splashback and wall mounted electric extractor hood. Integrated fridge/freezer with decor panel. Integrated undercounter dishwasher with decor door. Central island with undercounter base units and hardwood work surface and matching breakfast bar shelf. High level window to rear. French doors to rear. Tiled floor. Radiator. Ceiling spotlighting. Door to;

Utility Room

Range of wall and base units to match kitchen. Stainless steel single bowl sink with hot & cold tap. Wall mounted cupboard housing gas combination boiler. Continuation of tiled flooring. Radiator. Pendant ceiling light.

First Floor

Open landing with window overlooking front.

Master Bedroom

Window overlooking front. Built in wardrobe. Carpet flooring. Pendant ceiling light. Radiator. Door to;

Master En Suite

Three piece suite in white comprising low level, dual flush w.c. Pedestal wash hand basin with chrome mixer tap. Panelled bath with wall mounted mains connected shower and glass shower screen. Fully tiled walls. Obscure glazed window to rear. Wall mounted chrome heated towel rail. Tiled floor. Pendant ceiling light.

Bedroom Four

Large window overlooking rear. Recessed space for built in wardrobes. Wood effect laminate flooring. Central ceiling pendant. Radiator.

Second Floor

Landing

Carpeted stairs from first floor. Velux window overlooking rear. Eaves storage. Radiator. Pendant ceiling light.

Bedroom Two

Velux window overlooking rear. Steps into double bedroom. Velux window overlooking front. Further window to side. Walk in wardrobe. Carpet flooring. Radiator. Pendant ceiling light. Door to;

En Suite

Stepped down from bedroom. Decorative window overlooking side offering picturesque countryside views. Low level w.c. Pedestal wash hand basin. Freestanding roll top bath. Tiled flooring. Wall mounted chrome heated towel rail. Wood panelled walls. Pendant ceiling light.

Bedroom Three

Velux window overlooking front. Further decorative window overlooking side. Carpet flooring. Radiator. Pendant ceiling light.

Bedroom Five/Dressing Room

Velux window overlooking front. Wood effect laminate floor. Radiator. Pendant ceiling light.

Shower Room

Wet room style with fully tiled walls and floor. Wall mounted mains connected shower with rainfall showerhead. Glass shower screen. Low level, hidden cistern w.c. Pedestal wash hand basin with Velux window to front. Wall mounted chrome towel rail.

Outside

Large gated driveway laid with slate chippings leads to front and side parking and integral GARAGE (6.4m x 4.6m) - Up and over door. Windows to side and rear. Part glazed door to rear. Light & power. The property stands in a large, level plot with the principal garden to the front enjoying a southerly aspect. The garden is mainly laid to lawn with fence boundary. Decorative stone and Mediterranean style planted borders. Large wrap around raised terrace with access directly from the living room and study. Slate tiles. Wall mounted downlighting.

Services

Mains water, electricity and drainage serve the property. Central heating by mains gas. The property enjoys the benefit of Upvc double glazing throughout.

Directions

From our office at 67 High Street, Cowbridge turn left and go up the high street to the traffic lights and turn left onto the Aberthin road. Go past Cowbridge school and through Aberthin. As you enter the 30mph speed limit at the Maendy crossroads turn left. Follow the road into the village of Trerhyngyll. Carry on through the village bearing round to the right. Meadow Court is situated a short way in front of you.



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Second Floor



First Floor

Ground Floor



Lower Ground Floor

GROSS INTERNAL AREA
 FLOOR 1: 466 sq. ft. FLOOR 2: 1193 sq. ft.
 FLOOR 3: 761 sq. ft. EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 59 sq. ft.
 TOTAL: 2420 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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