



# Nant Lle

Trerhyngyll, Nr Cowbridge, CF71 7TN

Price £745,000

HARRIS & BIRT





A comprehensively refurbished and beautifully appointed detached house with delightful open countryside views located in the small pretty village of Trerhyngyll close to Cowbridge. In brief terms the accommodation includes; entrance hall, cloakroom/WC, through sitting room, dining room, good sized living room, fitted kitchen and utility room to the ground floor. Upstairs offers master bedroom with en suite, a further four bedrooms, one of which would make a lovely home office, and a family bathroom. Outside enjoys off road parking for several vehicles, single garage and large rear garden offering views across open fields.

Trerhyngyll is a small village mostly comprising individual detached houses and is less than two miles from Cowbridge. Local facilities include children's play area whilst within walking distance in the villages of Ystradowen and Aberthin there is a choice of village pubs, two village halls, local garage/small general stores, village church etc. The Market town of Cowbridge offers a more extensive range of local facilities which include well regarded schools both Primary and Secondary, a wide range of shops both national and local including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, squash club, bowls club etc.

Trerhyngyll is in the heart of the rural Vale of Glamorgan with the heritage coastline just a few miles south. The good local road network brings major centres including the capital city of Cardiff within easy driving distance. Just a few miles up the road in Pontyclun is a main line railway station.

- Spacious Detached Property
- Five Bedrooms
- Wonderful Countryside Views
- Tastefully Renovated Throughout
- Popular Vale Village
- Three Reception Rooms
- Generous Attractive Garden
- High Specification
- Cowbridge Comprehensive School Catchment
- EPC - E

## Accommodation

### Ground Floor

#### Entrance Hall

The property is entered via hardwood front door with glazed side panels into hall. Solid wood flooring. Radiator. Pendant ceiling light. Ceiling coving.

#### Sitting Room

Window overlooking front garden. Feature fireplace with inset coal effect Gasco gas fire set on a black limestone hearth with mantle over. Carpet flooring. Decorative wall lighting. Radiator. Ceiling coving. Opening through to:

#### Dining Room

Patio doors opening onto rear patio and garden beyond. Carpet flooring. Radiator. Central ceiling pendant. Ceiling coving. Door to Kitchen. Door to Living Room.

#### Living Room

Spacious living room with full run Bi-fold doors (installed 2020) out onto rear patio and garden beyond. Feature wood panelled fireplace with inset freestanding wood burning stove set on tumbled limestone hearth and herringbone tiled surround. Window overlooking front garden. Radiator with decorative radiator cover. Carpet flooring. Pendant ceiling lights. Ceiling coving.

#### Kitchen

Traditional fitted shaker style kitchen with features to include; range of wall and base cabinets with Silestone worktops, matching upstands and decorative tiled splashback. Single bowl inset sink with mixer tap and draining grooves. Rangemaster 5 ring gas hob and electric/conventional double oven. Wall mounted extractor hood over. Undercounter integrated Hotpoint dishwasher with matching décor panel. Undercounter integrated fridge with matching décor panel. Two windows overlooking rear garden. Tiled floor. Radiator. Ceiling spotlighting. Decorative wall lights. Space for table & chairs. Door to hall. Opening into:

#### Utility Room

Range of wall and base cabinets to match kitchen with laminate worktops. Space for washing machine & tumble dryer. Freestanding Baxi gas boiler. Space for cloaks. Door out to side. Ceiling spotlighting.

#### WC

Obscure glazed window to front. Low level dual flush wc. Pedestal wash hand basin with hot & cold mixer tap. Double door storage cupboard. Tiled floor. Part tiled walls. Chrome radiator. Ceiling spotlighting. Decorative wall light.

#### First Floor

##### Landing

Carpeted stairs from ground floor. Airing cupboard housing hot water tank and shelving. Carpet flooring. Pendant ceiling light. Ceiling coving. Loft access hatch.

##### Master Bedroom

Two windows overlooking front with plantation style shutters. Full width range of fitted wardrobes. Carpet flooring. Radiator. Pendant ceiling light. Wall lighting. Ceiling coving. Door to:

##### En Suite

Obscure glazed window to rear. Traditional bathroom suite with features to include; built in vanity unit containing inset sink with hot & cold mixer tap and storage underneath, low level dual flush wc, corner shower cubicle with Mira electric shower. Karndene herringbone wood flooring. Fully tiled walls. Wall mounted Chrome towel warmer. Pendant ceiling light.

##### Bedroom Two

Two windows overlooking front with plantation style shutters. Carpet flooring. Radiator. Pendant ceiling light. Ceiling coving. Low level cupboard with eaves storage.

##### Bedroom Three

Window overlooking rear garden and countryside views beyond. Built in wardrobe. Carpet flooring. Radiator. Pendant ceiling light. Ceiling coving

#### Bedroom Four

Window overlooking front with plantation style shutters. Built in double wardrobe. Carpet flooring. Radiator. Pendant ceiling light. Ceiling coving.

#### Bedroom Five/Study

Window overlooking rear garden and countryside views beyond. Carpet flooring. Radiator. Pendant ceiling light.

#### Family Bathroom

Modern three piece suite comprising panelled bath with hot & cold mixer tap, tiled walls, mains connected shower and folding glass screen. Low level dual flush wc. Pedestal wash hand basin with hot & cold mixer tap. Obscure glazed window to rear with plantation style shutters. Wall mounted chrome towel warmer. Part tiled walls. Wood effect quick step vinyl flooring. Pendant ceiling light.

#### Outside

Off road parking for several vehicles leading to integral single car garage with up and over door, light and power. Under cover outside porch to front door. Lawned front garden with mature planted borders and walled boundaries. Double gates to side offering further parking or useful storage area for log store etc. The rear garden has a delightful south easterly aspect backing on to open fields. There is a spacious area of lawn with pretty dry stone wall planted borders. Patio area offering alfresco entertaining off the living room and dining room. Fence boundary to both sides. Further area of rear lawn with summerhouse and laurel hedge boundary to the field.

#### Services & Tenure

The property is offered for sale on a freehold basis. All mains services are connected to the property. Further benefits include 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 passing the former Jane Hodge Hotel on your left, into the village of Trerhyngyll and Nant Lle is the first property on your right hand side.









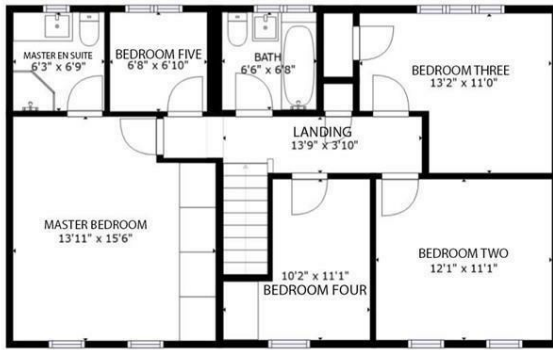










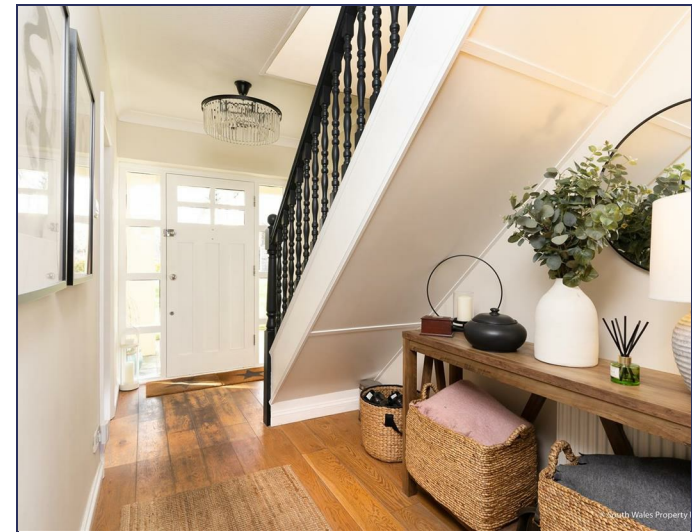


FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 1090 sq. ft, FLOOR 2: 839 sq. ft  
 TOTAL: 1929 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	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

