



Penyrheol

Treoes, CF35 5DH

Offers In Excess Of £525,000

HARRIS & BIRT



A detached character property steeped in history dating back, in parts, to c.1600 yet extended in recent years making this a versatile and spacious property located in a prominent position within the popular Vale village of Treoes. Accommodation briefly comprises: kitchen, dining room, study/bedroom four, living room, sitting room, utility room and WC to the ground floor. Three double bedrooms and a bathroom serve the first floor with access to a useful attic room off the master bedroom. Outside offers off road parking, wrap around side garden leading to a spacious and private rear garden. The property benefits from upgraded windows, gas combination boiler, wood burning stove, new roof incorporating the attic room and landscaped garden all being undertaken in the last few years.

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

Dining Room 12'6 x 12'7 (3.81m x 3.84m)

Composite stable door with window to side offering access from the front driveway. Space for table and chairs. Exposed stone wall with decorative recess. Stone effect Vinyl floor. Pendant ceiling light. Radiator.

Study/Bedroom Four 15'0 x 10'0 (4.57m x 3.05m)

Window overlooking front. Further window to side. Composite door to front. Exposed stone wall. Wood effect laminate flooring. Radiators. Useful storage cupboard. Loft access hatch. Pendant ceiling light.

Kitchen 12'10 x 12'7 (3.91m x 3.84m)

Bespoke, handmade solid wood kitchen with features to include: a range of wall and base units with granite effect worksurface, matching upstand and decorative glass splash back. Double inset Belfast sink with hot and cold curved tap with detachable rinsing hose. Space for free standing electric oven and hob with wall mounted electric extractor over. Peninsula offering breakfast bar style seating. Walk-in larder cupboard with space for free standing fridge/freezer and a range of storage shelves. Window overlooking rear garden. Tiled floor. Pendant ceiling lights. Door to rear hallway. Open to dining room.

Rear Hallway

Composite stable door to rear garden. Stone effect vinyl flooring. Glazed door to utility room.

Utility Room 7'1 x 8'4 (2.16m x 2.54m)

Range of wall and base units with tiled worksurface over and tiled splashbacks. Inset twin bowl sink with hot and cold tap. Plumbed for under counter washing machine. Window overlooking rear garden. Stone effect Vinyl floor. Exposed stone wall. Pendant ceiling light. Door to downstairs bathroom.

Bathroom 7'1 x 6'3 (2.16m x 1.91m)

Three piece suite in white comprising panelled bath with hot and cold taps. Wall mounted mains connected shower over bath. Pedestal wash and basin with hot and cold taps. Low level WC. Part tiled walls. Vinyl flooring. Storage cupboard. Decorative obscure glazed window to rear garden.

Further decorative obscure glazed window to side. Pendant ceiling light. Radiator.

Sitting Room 9'8 x 14'2 (2.95m x 4.32m)

Large window with deep sill overlooking side garden. Feature stone fireplace containing freestanding woodburning stove with slate hearth and oak beam mantle. Unique bespoke bookshelf with concealed sliding door opening to useful storage space. Exposed stone wall with recessed shelving. Exposed ceiling beams. Solid wood floor boards. Radiator. Wall lights. Door to inner hall.

Inner Hall

Stable door to side garden. Stairs to first floor. Carpet flooring. Opening through to living room.

Living Room 19'10 x 14'7 (6.05m x 4.45m)

Window with deep sill overlooking side garden. Impressive Inglenook fireplace containing inset free standing wood burning stove (installed in 2023) with pointed stone surround, original bread oven and oak laid lintel. Feature stone recess either side of fireplace originally housing the staircase to the first floor now offering storage for logs etc. Solid wood floorboards. Under stairs storage cupboard. Exposed ceiling beams. Wall lights. Radiator. Door leading through to dining room.

First Floor

Landing

Carpeted staircase from ground floor. Pendant ceiling light, steps up to further landing with window overlooking the front and wood effect laminate flooring. Door to first floor rooms.

Master Bedroom 16'6 x 14'7 (5.03m x 4.45m)

Large window to front. Exposed limewashed stone walls. Solid wood flooring. Fitted wardrobes. Radiator. Pendant ceiling light. Stairs leading up to attic room.

Bedroom Two 14'3 x 11'11 (4.34m x 3.63m)

Window overlooking rear garden offering countryside views beyond. Recessed storage cupboard. Eaves storage. Carpet flooring. Radiator. Pendant ceiling light. Loft access hatch.

Bathroom 6'11 x 6'10 (2.11m x 2.08m)

Fitted bathroom with features to include: bath with tiled

surround, hot and cold taps with detachable shower head and hose. Corner shower cubicle with wall mounted, mains connected shower and sliding door. Low level, dual flush WC. Freestanding wash hand basin with tiled surround and worktop. Fully tiled walls and floor. Decorative obscure glazed window to front. Stainless Steel vertical towel warmer. Ceiling spotlights.

Bedroom Three 10'2 x 18'4 (3.10m x 5.59m)

Large window to side. Fitted wardrobes. Cupboard housing Worcester gas combination boiler. Exposed stone wall. Solid wood flooring. Pendant ceiling light. Radiator.

Attic Room 23'4 x 7'9 (7.11m x 2.36m)

Fully boarded additional storage or hobby room with Velux ceiling window, wood effect laminate flooring and pendant ceiling lights.

Outside

The property sits on a sizeable corner plot offering off road driveway parking to the front with gated access to a lawned side garden with half dry stone wall & fence boundary. Further gateway leads into a recently landscaped spacious, rear garden with mature planted borders, a parcel of level lawn and vegetable patch beyond. Timber workshop and greenhouse. Paved and enclosed potting area with double gates offering pedestrian access to the lane at the rear. Paved patio offering space for table and chairs with slight raised beds laid to pretty Cotswold Stone chippings and pathway to timber summer house and stone built pond with water feature.

Services & Tenure

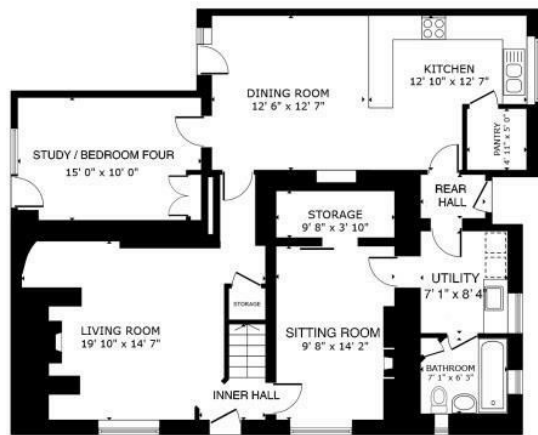
All mains services are connected to the property. Heating via gas combination boiler. UPVC double glazing throughout, upgraded in recent years. The property also benefits from a new roof erected in 2022 incorporating the attic room. The property is offered for sale on a freehold basis.

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 and Penyrheol is the first house on your righthand side on the corner of the lane up to Llangan.



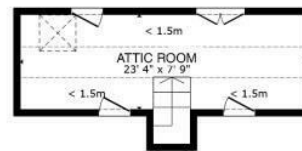




GROUND FLOOR



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
GROUND FLOOR 1,217 sq.ft. FLOOR 1 773 sq.ft. FLOOR 2 75 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 115 sq.ft.
TOTAL : 2,064 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 | | |
| (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 | |

| 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 | |

