



Tara House

Llysworney, Cowbridge, CF71 7NQ

£725,000

HARRIS & BIRT

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An attractive and most impressive family home located in the sought after village of Llysworney in the heart of the Vale of Glamorgan. Accommodation briefly comprises: entrance hall, living room, dining room, family room, kitchen, utility room and cloakroom/WC to the ground floor. Upstairs offers a spacious open landing, master bedroom with en suite, a further four bedrooms and a family bathroom. Outside enjoys the benefit of a garage with off road parking and pretty front and rear gardens.

Llysworney itself is an attractive village within close proximity of Cowbridge and centred around an attractive Church and a pretty village pond. Llysworney has been the holder of 'The Best Kept Village' award and comprises a mixture of character houses and cottages together with some quality modern houses. Primary schooling is available in the nearby village of Colwinston with a free bus pick up from the centre of the village to both Colwinston primary school and Cowbridge comprehensive school, both of which have an excellent reputation and are extremely accessible. The market town of Cowbridge is a short distance along a safe walkable route and offers plenty of amenity, whilst Llysworney is in close proximity to the A48 and it's road links to both Cardiff to the East and Bridgend/Swansea to the West.



Accommodation

Ground Floor

Entrance Hall 10'1 x 10'10 (3.07m x 3.30m)

The property is entered via double doors into central hall. Window overlooking front garden. Stairs to first floor with understairs storage. Fitted carpet. Radiator. Pendant ceiling light. Opening through to cloakroom/WC.

Inner Hallway 6'4 x 4'0 (1.93m x 1.22m)

Tiled floor. Space for coats and shoes. Radiator. Pendant ceiling light. Door to WC.

Cloakroom/WC 6'4 x 4'8 (1.93m x 1.42m)

Useful space for coats & shoes. Tiled floor. Pendant ceiling light. Radiator. Door to WC - Suite in white comprising low level WC and pedestal wash hand basin with taps and tiled splashbacks. Obscure glazed window to rear. Low level recessed storage cupboard. Radiator. Tiled flooring. Part tiled walls. Pendant ceiling light.

Living Room 12'6 x 20'2 (3.81m x 6.15m)

French doors opening onto the front and rear gardens. Feature fireplace with cast iron open fire set on slate hearth with decorative wooden mantel and surround. Fitted carpet. Radiator. Decorative wall lights.

Dining Room 10'1 x 10'10 (3.07m x 3.30m)

Large window overlooking front garden. Fitted carpet. Radiator. Pendant ceiling light. Opening through to family room and kitchen.

Family Room 10'10 x 14'10 (3.30m x 4.52m)

Large window overlooking front garden. Clearview Vision inset wood burning stove with slate hearth. Fitted carpet. Radiator. Decorative wall light.

Kitchen 13'10 x 9'0 (4.22m x 2.74m)

Traditional kitchen with features to include; run of base cabinets with wood effect laminate worksurfaces over and tiled splashbacks. Single bowl sink with curved mixer tap and draining grooves. Free standing Cuisine Master range

cooker with extractor hood over. Undercounter dishwasher. Free standing fridge/freezer. Inset larder cupboard. Tiled floor. Ceiling spotlights. Two windows overlooking rear garden. Opening through to dining room. Door to utility room.

Utility Room 10'10 x 5'0 (3.30m x 1.52m)

Range of base units to match kitchen with wood effect worksurfaces. Free standing Belfast sink with tiled splashback. Plumbing for washing machine. Free standing Worcester oil boiler. Continuation of tiled floor from kitchen. Radiator. Pulley system clothes drying rack. Ceiling light. Part glazed door to rear garden. Window to side.

First Floor

Landing 20'0 x 15'1 max (6.10m x 4.60m max)

Open staircase from ground floor onto first floor landing. Large window overlooking front. Radiator. Fitted carpet. Central ceiling light. Loft access hatch. Doors to all first floor rooms.

Master Bedroom 10'10 x 15'2 (3.30m x 4.62m)

Large window overlooking front. Two sets of fitted wardrobes. Loft access hatch. Fitted carpet. Radiator. Decorative wall light. Door to en suite.

En Suite 10'10 x 4'8 (3.30m x 1.42m)

Modern en suite with features to include: full width tiled shower with Triton electric shower and glass screen. Vanity unit containing low level, hidden cistern WC and wash hand basin with mixer tap and storage below. Obscure glazed window to rear. Fully tiled walls. Tiled floor. Radiator. Ceiling spotlights.

Bedroom Two 12'6 x 11'2 (3.81m x 3.40m)

Two windows overlooking front. Further window to side offering far reaching countryside views. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 10'0 x 11'6 (3.05m x 3.51m)

Large window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 12'6 x 8'7 (3.81m x 2.62m)

Two windows overlooking rear. Fitted carpet. Radiator. Central ceiling light.

Bedroom Five 10'0 x 5'5 (3.05m x 1.65m)

Two windows overlooking rear. Recess with shelving. Fitted carpet. Radiator. Wall lights. Loft access hatch.

Bathroom 10'2 x 5'4 (3.10m x 1.63m)

Three piece suite in white comprising panelled bath with mixer tap and wall mounted, mains connected shower and folding screen. Low level WC. Pedestal wash hand basin with taps and tiled splashback. Large obscure glazed window to rear. Vinyl flooring. Radiator. Central ceiling light and wall light.

Outside

Stone built garage/outbuilding to the front - up and over door, light, power and window to the side. Off road parking space in front of the garage. Steps lead through a five bar gate to the property. The front garden is tiered and predominantly laid to lawn with mature planted borders and dry stone wall boundaries. An elevated patio to the front of the house offers plenty of seating space and wraps around to the side of the property offering further patio space for table & chairs and bbq area perfect for al-fresco dining. A flat parcel of lawn leads around to the back of the house which can also be accessed from the living room and utility. Side access to the front of the house.

Services

Mains water, electricity and drainage serve the property. Oil central heating via boiler housed to utility room and oil tank in the rear garden. UPVC double glazing throughout.

Directions

From our offices at 65 High Street, turn right and travel into Westgate and join the A48 heading towards Bridgend. Go straight over the first roundabout continuing along the A48 and at the Pentre Meyrick crossroads turn left. Travel into the village of Llyswoyney and take the 2nd right, opposite the large lay-by, onto Heol y Cawl Tara House is the first property you come to on your right hand side.







FLOOR 1



FLOOR 2

HARRIS & BIRT
CHARTERED SURVEYORS &
ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1 909 sq.ft. FLOOR 2 909 sq.ft.
TOTAL : 1,819 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

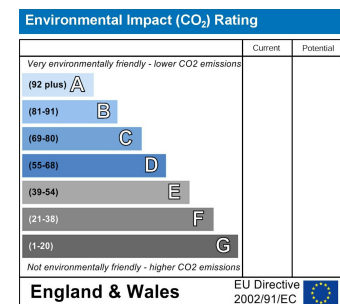
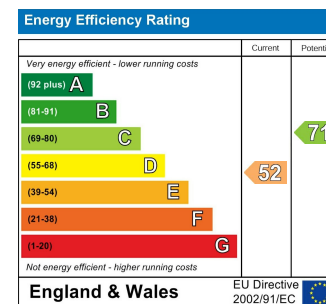
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