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Tyr Y Pant
Ystradowen, Nr Cowbridge,
The Vale Of Glamorgan,
CF71 7SZ

Tyr Y Pant

Asking price **£950,000**

Character five bedroom detached country property, well maintained and occupying a stunning mature garden over approximately 0.6 acres.

Stunning country home in a beautiful rural setting

Catchment for Cowbridge Comprehensive/walking distance to Llansannor Primary School

Entrance hall, central living room, large study/sitting room, dining room, kitchen/breakfast room with island, utility room and downstairs cloakroom

5 first floor bedrooms, principal bathroom and en-suite shower room

Beautiful mature gardens extending to approximately 0.6 of an acre

Excellent parking, double garage and workshop

Lovely quiet secluded rural setting a short distance from the village of Ystradowen





Character five bedroom detached country property, well maintained and occupying a stunning mature garden over approximately 0.6 acres.

Composite entrance door to HALLWAY (9'6" x 5'6") UPVC double glazed window overlooking front garden, tiled floor and pitched ceiling, glazed double doors to central LIVING ROOM, (23'3" x 12'6") the original cottage with fireplaces at either end, one containing a modern enclosed wood burning fire, beamed ceiling and exposed stonework, double glazed windows to front and rear elevations, STUDY/SITTING ROOM (13' x 11'3") modern double glazed windows to front and side elevations, beamed ceiling, door to UTILITY/BOILER ROOM, (10'6" x 6') oil fired 'Trianco' central heating boiler, tiled floor, space for washing machine and tumble drier, coat hanging space, double glazed window and door to rear. KITCHEN/BREAKFAST ROOM, (15' x 13'2") modern 'Shaker' style base, wall and tall cupboards, roll top work surfaces with matching island and breakfast bar, inset one and a half bowl sink and drainer, space for free standing fridge and freezer, double glazed windows, door to DINING ROOM, (12'4" x 13'2") beamed ceiling, double glazed windows, shelved built in cupboard. Door from living room

to REAR HALLWAY, (10'2" x 7'9") double glazed window to side elevation, quarter turn staircase to first floor. CLOAKROOM, (9' x 4'1") white low level WC and pedestal wash hand basin, beamed ceiling and small window to side elevation.

Staircase rises to a SITTING AREA, (9'6" x 11'10") with double glazed windows looking towards the side garden, part pitched ceiling extending into the LANDING with window to rear. BEDROOM 1, (13'4" x 11'3") built in wardrobes, double glazed window to front elevation with lovely view to the front garden and rolling countryside beyond. EN-SUITE SHOWER ROOM, (6' x 7'6") large shower cubicle with glazed entry door, white low level WC and pedestal wash hand basin, part tiled, frosted double glazed window. BEDROOM 2, (9'3" x 12'2" max) oak fronted built in wardrobes and airing cupboard with foam lagged tank, double glazed window to front. BEDROOM 3, (9'2" x 12'2") double room with pendant light and double glazed window. BEDROOM 4, (9'10" x 8'6") part pitched ceiling, double glazed windows to side and rear elevations. DOUBLE BEDROOM 5, (13'1" x 10'6") double glazed windows to front and side elevations, built in double wardrobe. BATHROOM, (8'2" x 6'8") white suite including bath, wash hand basin with vanity

cupboard, low level WC and quadrant shaped shower cubicle with electric shower attachment, fully tiled to floor and walls, chrome heated towel rail.

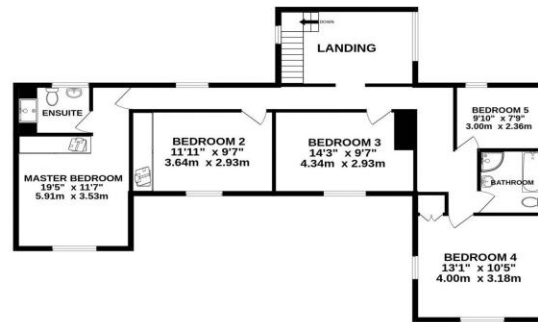
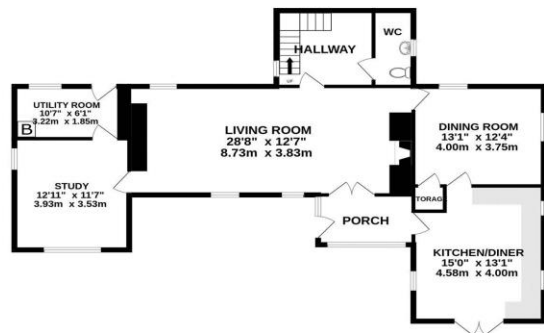
Pillared timber entrance gates lead to a large tarmac parking area with access to DETACHED DOUBLE GARAGE, (20'4" x 21'1") twin electric up and over doors, power and light, pedestrian door to side.

A pathway leads from the driveway into the gardens which extends to the front and sides of the property, is principally lawned with a profusion of well stocked and presented flower and shrub beds, specimen trees and paved sitting areas. To the far corner of the garden is a substantial WORK SHOP, (19' x 11'6") with box profile roof, attached to which are two open fronted lean to stores and a timber framed shed. Raised beds, aluminium framed greenhouse.

To the rear of the property is a narrow strip of ground and a stepped gated pathway to the rear lane.

GROUND FLOOR
1499 sq.ft. (139.2 sq.m.) approx.

1ST FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



TOTAL FLOOR AREA : 2544 sq.ft. (236.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Cowbridge office travel in a easterly direction up The High Street turning left at the traffic lights, through Aberthin and onto Ystradowen. In Ystradowen turn left before the garage, follow the road out of the village. Past the first left hand turning and at the second Tyr Y Pant is the property on the left hand side immediately before the turning.

Tenure

Freehold

Services

Mains water, electric, oil fired central heating, cesspit drainage
Council Tax Band I
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

