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Ty Cadno
Clawdd Coch, Pendoylan,
The Vale Of Glamorgan,
CF71 7UP

Ty Cadno

Asking price **£765,000**

Substantial two/three bedroomed modern home with exceptional proportions (extending to approximately 2468 sq ft standing in a stunning mature garden plot extending to close to half an acre in a very quiet rural setting with magnificent views.

Fabulous detached house in large, mature gardens

Large reception hallway and cloakroom, living room, sitting room and dining room, farmhouse style kitchen, breakfast room, utility room and ground floor bedroom

Two large first floor double bedrooms, en-suite shower room and principal bathroom

Extensive mature grounds extending to close to half an acre

Idyllic rural location





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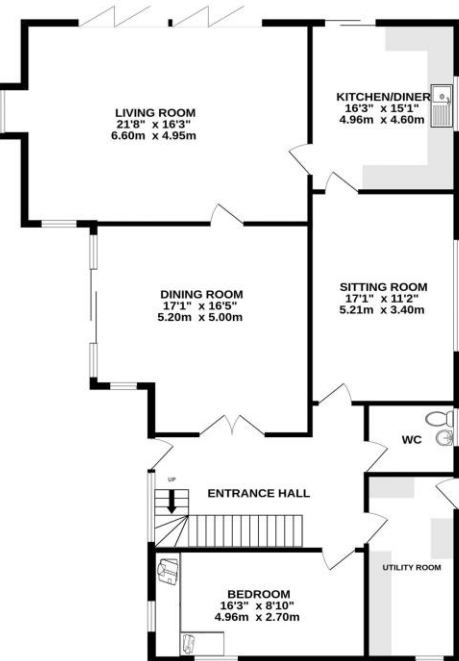
Wide covered ENTRANCE/ SITTING AREA, UPVC double glazed entrance door with matching full length panels to an impressive HALLWAY, (16'8" x 11'6") ceramic tiled floor, vaulted ceiling and galleried landing over. CLOAKROOM, (7'1" x 4'8") tiled floor, white low level WC and wash hand basin, frosted double glazed window. Spacious living accommodation includes LIVING ROOM, (21'9" x 14'8") tiled floor, recess wood burning fire with timber mantle, double glazed window to driveway and bi-folding doors to garden with magnificent views. Rear SITTING ROOM, (16'10" x 11')

double glazed window to gravelled rear garden. Formal DINING ROOM, (18'2" x 17' max) double glazed patio doors to front garden. Farmhouse style KITCHEN/BREAKFAST ROOM, (16'2" x 14'9") extensive range of 'Shaker' style base and wall cupboards with roll top work surface and stainless steel sink and drainer, part tiled to walls, built in oven, microwave, ceramic hob, extractor, dishwasher and fridge. Ample room for breakfast table, double glazed window and bi-folding doors to garden. Further doors from hallway to large UTILITY/BOOT ROOM, (12'4" x 7') range of 'Shaker' style base and wall cupboards, roll top work surface and stainless steel sink, window and door "Fighter 1140" ground source heat pump boiler and hot water storage tank, ground floor BEDROOM 3, (16'3" x 8'10") ceramic tiled floor and double glazed windows.

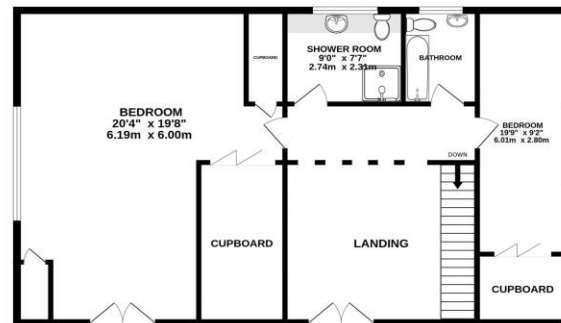
Staircase to galleried LANDING, loft hatch and doors to BEDROOM 1, (20'2" x 21'3" max) part pitched and beamed ceiling, double glazed window to side and french doors to Juliet balcony, built in wardrobes and linen cupboard. EN-SUITE SHOWER ROOM, (7'4" x 5'6") white suite including low level WC and wash hand basin with vanity cupboard, shower cubicle with mains shower attachment. BEDROOM 2, (13'10" x 9'1") double room with eaves cupboard, double glazed window to side elevation and large walk in wardrobe. BATHROOM, (7'6" x 5'8") white suite including panelled bath, low level WC and pedestal wash hand basin, double glazed window to rear.

Wide double gates lead to a sweeping gravelled driveway with extensive parking to the front and side of the house. Detached timber framed GARAGE, (25' x 16'8" approx) beyond which is the front lawn, fringed by deep mixed flower and shrub beds with fine views over meadows and open countryside beyond. The lawned garden extends to the side of the property where there is a wide paved sitting area with outside power and light. To the rear is a gravelled area with further mixed beds and an additional timber framed shed. The whole plot extending to close to half an acre.

GROUND FLOOR
1413 sq.ft. (131.3 sq.m.) approx.



1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 2468 sq.ft. (229.3 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 Junction 34 of the M4 follow the signs towards Pendoylan. Before reaching Pendoylan approach the Clawdd Coed crossroads, turn left and

Tenure

Freehold

Services

Mains water, electric, ground source heat pump (all under floor). Solar panels providing domestic hot water
Council Tax Band H
EPC Rating

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	44 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.

