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Glan Yr Eglwys
Flemingston, The Vale Of
Glamorgan, CF62 4QJ

Glan Yr Eglwys

Guide Price £600,000

A tastefully decorated, detached 4 bedroom family home, located within easy reach of the Market town of Cowbridge.

Tastefully decorated detached 4 bedroom family home

Entrance hall, lounge with wood burning stove, sitting room, study, open plan kitchen/dining/living room

Landing, 4 bedrooms, family bathroom and 2 en-suites

Gardens front and rear

Single garage

Located within a quiet rural hamlet within convenient driving distance of the market town of Cowbridge





A very well-proportioned, tastefully decorated detached family home with landscaped front and rear gardens, gated driveway and garaging. Favourably located in the heart of the rural Vale village of Flemingston with the amenities of Cowbridge and Llantwit Major easily accessible.

A glass panel door flanked by matching side panel leads into an ENTRANCE PORCH with quarry tiled flooring and further glass panel door with matching side panel into the generous sized ENTRANCE HALL, (14'7" x 7'8" plus stairwell), stairs rise to the first floor with useful under stairs storage cupboard, light oak laminate wood flooring continues throughout the living accommodation. LOUNGE (14'1" x 20'5"), has a large picture window to front aspect, enjoying rural views. A wood burning stove is set within a natural stone fireplace with a large slate hearth. SITTING ROOM (12'9" x 12'9") has French doors, flanked by matching windows, giving access and views into the rear garden. The STUDY (10'3" x 11'1" plus recess) has a window to front

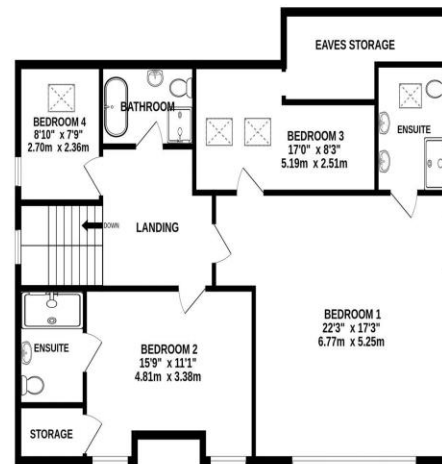
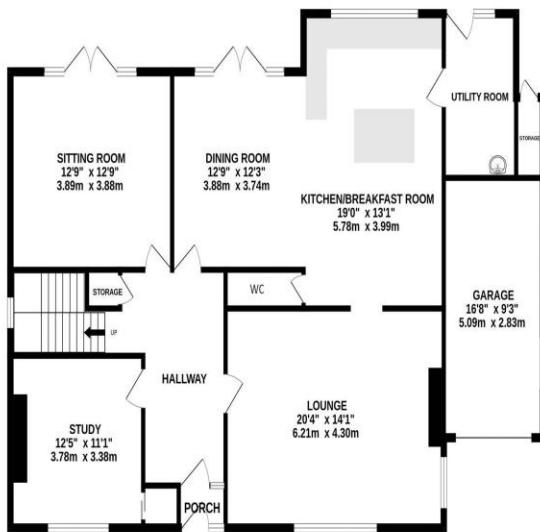
enjoying the same views as the lounge and has an ornate Victorian style feature fireplace with a ceramic slate effect hearth.

Doors from the entrance hall and lounge give access into the open plan KITCHEN/DINING/LIVING ROOM, (13'1" x 19'2"), DINING AREA (11'9" x 12'8"), with glazed French doors and window, access to the rear garden. The kitchen offers a range of base, wall mounted and island units with butchers block work surfaces and a ceramic tiled counter to the island extending to half breakfast bar. Integrated double oven and halogen hob with fixed cooker hood over. An oil fired Aga cooking range is set on a flagstone hearth. The room has large quarry tiled ceramic tiling throughout. Off the kitchen is a useful side UTILITY ROOM (10'7" x 6'9"), with space and plumbing for white goods and sink unit with an electric shower over.

The spacious first floor LANDING with leaded and stain glass window to side plus velux skylight, has a loft inspection point and gives access to the bedrooms. The landing has high quality laminate wood flooring which continues into BEDROOM 1 (17'3" x 18'6"), this impressive, spacious master bedroom has windows with glazed apex to front, enjoying far-reaching countryside views, window to side. The room has a high pitched ceiling with visible roofing timbers. It benefits from an EN-SUITE SHOWER ROOM, (7'9" x 3'3"), which includes his and her sink units with fitted storage below. BEDROOM 2, (8'10" widening to 11'1" x 15'8"), has two dormer windows to front with glazed apex above, door into built-in storage cupboard space plus benefits from an EN-SUITE SHOWER ROOM, (7'9" x 3'3") with a white three-piece suite, fully tiled to floor and walls. BEDROOM 3 (8'2" widening to 13' x 13'11"), is a comfortable double bedroom with two Velux skylights to rear, laminate wood flooring and interconnecting door to bedroom one, plus open doorway into large eaves storage room. BEDROOM 4 (13'1" x 8'), has a window to side and Velux skylight to rear. FAMILY BATHROOM, (7'5" widening to 8'7" x 8'9"), has a white four piece suite which includes a fully tiled corner shower cubicle, with electric shower fitted and freestanding roll top slipper style bath.

GROUND FLOOR
1463 sq.ft. (135.9 sq.m.) approx.

1ST FLOOR
1074 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA : 2537 sq.ft. (235.7 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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Outside a paved driveway offers parking space for one vehicle ahead of the attached SINGLE GARAGE (9'3" x 16'8"), lawned garden, bordered by stone walling an overlap with the fencing with ornate gravel sitting area. Range of mature shrubs and trees.





Directions

From our Cowbridge offices travel in an easterly direction up the high street to the traffic lights. Turn right at the traffic lights onto the St Athan Road, follow this road for approximately 3 miles until reaching New Barn, then turn left signposted Flemingston drive into the village, follow the road around to the right, the road will bear left and the property is on the left hand side.

Tenure

Freehold

Services

Mains water, electric, cesspit drainage
Council Tax Band F
EPC Rating

Viewing strictly by appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	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.

