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Greenacre

Cowbridge Road  
Talygarn  
CF72 9JU



# Greenacre

Asking price **£1,100,000**

Exceptional, detached, character house set in mature private grounds extending to approximately 0.86 acres, well located with easy access to the nearby village of Pontyclun, and a short driving distance to the country town of Cowbridge.

Outstanding detached country property standing in mature grounds of approximately 0.86 acres

Central entrance hall, living room with leisure room off, large sitting room, dining room, high quality fitted kitchen/breakfast room, utility room and two ground floor cloakrooms

4 double bedrooms, full en-suite bathroom and family bathroom

Electric double gates with extensive parking, double garage and work shop

Mature lawned and paved gardens









Exceptional, detached, character house set in mature private grounds extending to approximately 0.86 acres, well located with easy access to the nearby village of Pontyclun, and within a short driving distance of the country town of Cowbridge.

Open fronted porch with glazed double doors to outer HALLWAY with coat cupboard  
LARGE CENTRAL HALLWAY ((25'10" x 7'6" max +4' x 6'9") herringbone patterned wood block floor, curved staircase to first floor, further entrance door to side. CLOAKROOM (8'6" x 7' overall), wash hand basin fitted in a shaped worktop, deep built in double cupboard and door to separate WC. LIVING ROOM, (23' x 14'6") UPVC french doors to rear, patio doors to front, inset gas fire in a natural stone wall with wide stone hearth, glazed bi-folding doors to LEISURE ROOM, (13'2" x 9'6") corner bar and double glazed window to rear. LIBRARY/ STUDY, (15'9" x 13') currently used as a study, gas fire with marble inset and carved timber surround, double glazed windows to side elevation, patio doors to front, matching herringbone patterned original wood block floor.

DINING ROOM, (12'10" x 12'6") wood block floor, double glazed window to side elevation. KITCHEN/BREAKFAST ROOM,

(15'10" x 12'10") high quality traditionally styled fitted kitchen with granite worktops and island unit with breakfast bar, inset one and a half bowl sink, integrated dishwasher, larder fridge, cooking Range and extractor to remain. UPVC double glazed window to side garden, rear ENTRANCE HALL, UTILITY/BOILER ROOM (11'4" x 5'7") space and plumbing for washing machine and tumble drier, Belfast style porcelain sink, floor mounted Ideal Mexico mains gas central heating boiler and original terrazzo tiled floor. CLOAKROOM (2) (6'6" x 5'6") tiled floor and lower walls, traditional Heritage wash hand basin and vanity cupboard, low level WC.

Staircase with glazed panelling to first floor LANDING, (40'9" x 7'6" max) loft hatch, double glazed windows, built in linen and airing cupboard with foam lagged cylinder tank. BEDROOM 1, (23' x 13'4") double glazed windows to front and side elevations, extensive built in wardrobes, matching dressing table and chest of drawers. EN-SUITE BATHROOM, (10'4" x 12'10") fully tiled to floor and walls, suite includes double ended bath, low level WC, large shower cubicle with glazed entry door and wash hand basin on a marble stand inset in a vanity cabinet with matching wall mirror, frosted

double glazed window and heated towel rail. BEDROOM 2, (15' x 10'9") secondary glazed window to front garden with rural views beyond, twin built in cupboards. BEDROOM 3, (15' x 10'6") double glazed windows to rear elevation, built in cupboard. BEDROOM 4, (19' x 11'6") windows to side elevations, fitted double wardrobe and dressing table. BATHROOM, (12'8" x 5'8") fully tiled to floor and walls, modern frosted double glazed window, corner bath, white low level WC, wash hand basin in marble work top and fully tiled shower cubicle with glazed entry door, heated towel rails and recess lighting.

'Greenacre' occupies a large, mature, private plot extending to approximately 0.86 acres. Electric double gates lead, via a lengthy tarmac driveway which sweeps to the side of the house. To the corner of the plot is a detached building combining DOUBLE GARAGE (22'4" x 20'3") and WORKSHOP.

Substantial mature lawned gardens extend to the front and both sides of the property, with a natural stone paved terrace to the front, hedged boundaries and a selection of mature trees and a small orchard.



## Directions

From our Cowbridge offices travel in an easterly direction up The High Street turning left at the traffic lights through Aberthin and Ystradowen and onto Talygarn where 'Greenacre' lies on your left hand side before reaching the St. Annes Court development.

## Tenure

Freehold

## Services

Mains water, electricity and gas.  
 Drainage to be confirmed  
 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		72 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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.











