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Troed Y Rhiw
Llanilid CF35 5LA

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Guide Price £850,000

A RURAL HOUSE WITH LAND

Substantial 3/4 bedroom detached family home of excellent proportions, offered for sale with extensive parking, double garage, mature gardens and adjacent land, in all extending to approximately 5.82 acres.

Substantial modern detached house in convenient yet rural location with adjacent land

Impressive reception hallway, large living room, separate sitting room, dining room, breakfast room, kitchen and utility room, ground floor study/bedroom 4 and additional shower room

3 double bedrooms, large dressing/sitting room and bathroom

Horse shoe driveway and double garage

Mature gardens and adjacent pastureland, in all extending to approximately 5.82 acres





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Substantial 3/4 bedroom detached family home of excellent proportions, offered for sale with extensive parking, double garage, mature gardens and adjacent land, in all extending to approximately 5.82 acres.

Open fronted flagstone PORCH, timber panelled door and glazed side panels to OUTER HALLWAY, (8'3" x 9'10") small pane glazed internal door to a lovely CENTRAL HALLWAY, (16'6" x 7'10" min 13' max) spindled half turn staircase to first floor, high coved ceiling with glazed double doors to front LIVING ROOM, (11'6" x 19'10" into bay plus 12'10" x 12'6") two rooms connected by a wide archway, double glazed windows to front elevation, recess fireplace with carved stone surround, wide double glazed bay window with window seat to front, rear SITTING ROOM, (13'5" x 12'10") double glazed window and french doors to rear.

BREAKFAST ROOM, (12'9" x 8'2") double glazed french doors to rear garden and stone arch to KITCHEN, (15' x 9'6") range of timber fronted base, wall and tall cupboards with roll top work surfaces, inset one and a half bowl sink and integrated appliances including oven, ceramic hob, extractor and dishwasher, ceramic tiled floor, window to rear and archway to formal DINING ROOM, (16' x 12') ceramic tiled floor, double glazed window to front elevation. UTILITY ROOM, (12'3" x 6'8") white porcelain Belfast style sink, double glazed window and door to rear. Connecting door to garage. SHOWER ROOM, (6'8" x 2'4") tiled floor, frosted double glazed window, low level WC and tiled shower cubicle with electric shower.

Door from hallway to GROUND FLOOR STUDY/BEDROOM 4, (13' x 13'4") double glazed windows to side and rear elevations, coved ceiling and large adjacent SHOWER ROOM, (9'9" x 8'4") fully tiled floor and walls, shower

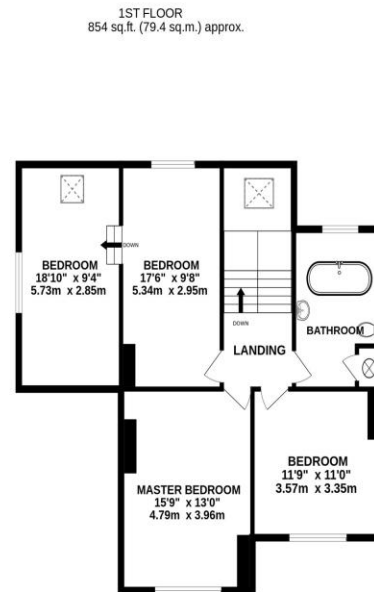
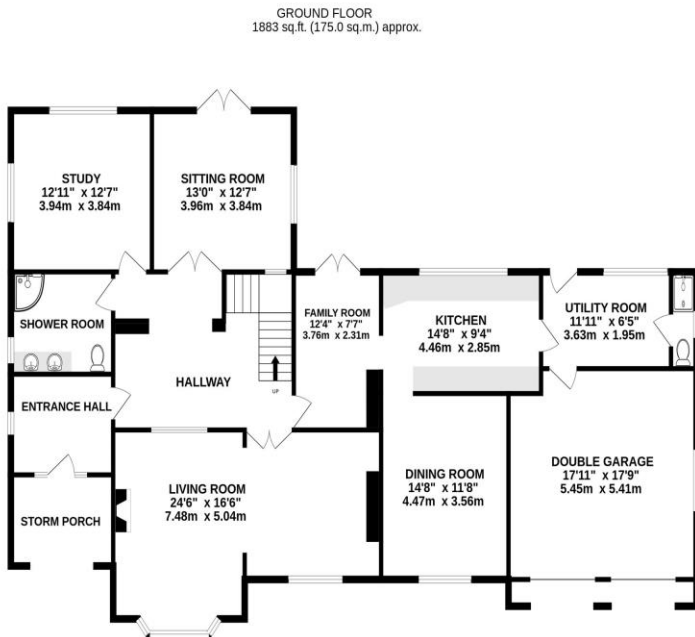
cubicle with electric shower attachment, twin wash hand basins with vanity cupboards below and low level WC.

LANDING with loft hatch and doors to BEDROOM 1, (13'5" x 16'2") double glazed window to front elevation with beautiful rural views, decorative Victorian style bedroom fireplace. BEDROOM 2, (12'2" x 10'8") fitted wall shelves, decorative bedroom fireplace and double glazed window to front. BEDROOM 3, (18' x 10'2") part pitched ceiling, double glazed window to rear opening to a DRESSING/SITTING ROOM, (19'2" x 9'9") window to side with velux window to rear, low doors to eaves storage space. BATHROOM, (12'8" x 8'2") white suite including double ended bath with spa jets, low level WC, bidet and pedestal wash hand basin, frosted double glazed windows, airing cupboard with foam lagged tank.

Lawned front garden with mature shrubbery and trees, pillared gates lead to a sweeping gravelled horse shoe driveway with ample parking and access to integral DOUBLE GARAGE, (18'2" x 18'2") twin up and over doors, window to side, fitted cupboards, oil fired central heating boiler, hatch to loft storage over.

Side path and lawn leads to the rear garden with paved sitting area, outside lighting and water, good sized level lawn with water feature, mature shrubbery and trees. Timber framed garden shed to remain.

To the side and rear of the property is a substantial field laid to permanent pasture which extends to approximately 5.45 acres. The whole curtilage of the property, including the field and garden, totalling 5.82 acres.



TOTAL FLOOR AREA : 2738 sq.ft. (254.3 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 35 of the M4 (Pencoed) take the A473 northbound. On reaching the first roundabout take the third exit. Turn first left towards The Old Mill (Harvester). Drive straight on into the small hamlet of Llanilid where you will find Troed Y Rhiw on your left hand side.

Tenure

Freehold

Services

Mains water, electric, oil heating
Council Tax Band H
EPC Rating E

Viewing strictly by appointment through
Herbert R Thomas

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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	47 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.

