

2 Lon Pinwydden

£550,000

An excellently presented, recently extended detached four-bedroom family home set in a quiet cul-de-sac within the increasingly sought after Vale village of Ystradowen. Local amenities, Cowbridge and Pontyclun within close proximity.

Launch Day Saturday 10th September viewing by appointment only

Excellently presented detached family home that has been recently extended creating a brilliant family/entertainment space connecting the house to the rear garden

Accommodation comprises an entrance hall with WC 'just off', bay fronted sitting room, sizeable fully fitted kitchen/breakfast/dining room, utility room, four bedrooms, en-suite bathroom, and family shower room

Pretty frontage with large gravel driveway and landscaped, fully enclosed rear garden

Favourable position within a quiet cul de sac location in the very popular Vale village of Ystradowen

Local amenities such as the White Lion pub, village garage/shop, Cowbridge town centre and Pontyclun close by

Cowbridge Comprehensive catchment

Mandarin stone fitted tiles to kitchen and utility





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Tiled front veranda with pillared entrance and part glazed front door opening to ENTRANCE HALL, (19'1" x 6'3") with exposed wide timber board floor, LED recessed spotlights, carpeted spindle stairs rising to first floor and WC just off. WC, (2'7" x 6'4") ceramic tiled floor, LED spotlights, 'Burlington' ceramic pedestal wash hand basin with matching WC frosted window over. Internal double doors opening to large box bay fronted SITTING ROOM, (20'4" x 11'), reclaimed timber board floors, fireplace with slate hearth, inset 'contour' wood burner, timber mantle over, dual aspect with window to side elevation and large box bay to the front driveway. Wide opening to sizable

KITCHEN/BREAKFAST/DINING SPACE, (26'5" x 18'11"), polished stone tiled floor, multiple LED spotlights, additional pendant lights over dining space and island. Recently fitted Howdens kitchen with many upgrades, quartz worktop, double Belfast sink with a 'Bosch' mixer tap over, 'Falcon' oven (by separate negotiation) with decorative tile splash back, extractor over, and large kitchen breakfast island. Powder aluminium coated bi-fold doors give access out to rear garden. UTILITY ROOM, (8'1" x 5'), floor, fitted LED lights, wall and base mounted storage units with worktop, plumb provision for white goods under wall mounted 'Ideal' boiler with additional part glazed door to side.

First floor LANDING, (6'3" x 13'3") fitted carpet, pendant ceiling light, attic hatch (with integrated ladder), high-level window to side and airing cupboard providing useful storage. BEDROOM 1, (12'2" x 11'4") fitted

carpet, pendant ceiling light, large window with elevated views to the front. EN-SUITE BATHROOM, (6'9" x 5'6"), LED fitted spotlights to ceiling, 'Burlington' pedestal wash hand basin, matching low-level WC with frosted window over and freestanding clawfoot bath with centrally fitted taps. BEDROOM 2, (11'4" x 10'8") fully carpeted, pendant ceiling light, large window with views to the garden. BEDROOM 3, (7'6" x 8'1") fitted carpet, pendant ceiling lights with window to the landscaped rear garden with local church and countryside views. BEDROOM 4, (8'11" x 6'6"), fitted carpet, pendant ceiling light and window to front elevation. FAMILY SHOWER ROOM, (5'6" x 6'9"), tiled floor, LED spotlights, 'Burlington' pedestal wash hand basin, low-level WC, chrome wall mounted heated towel rail and large fully tiled double walk-in shower enclosure with mains fed rainfall shower.

The property is located towards the head of a quiet cul-de-sac with a large open gravel triple drive hedge line border access to garage. The rear garden has been fully landscaped and thoughtfully designed with a large paved terrace (accessible from kitchen). Stock borders with quality fencing and grass lawn sweeping from back to side and corner play area with bark chipping base. Integral GARAGE, (18'2" x 8'2") level concrete floor, manual up and over door, multiple power points and lighting with usable rafter storage.



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. Made with Metropix ©2020





Directions

From our Cowbridge offices, travel in an easterly direction up the High Street, turn left at the traffic lights, through Aberthin and on to Ystradowen. On approaching Ystradowen turn first right then first left into Lon Pinwydden, where No 2 will be the second house on the left hand side.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
 Council Tax Band F
 EPC Rating D

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		84 B
69-80	C		
55-68	D	68 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.

