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herbert r thomas

The Meadows 7
Tyla Rhosyr
Cowbridge, The Vale Of
Glamorgan, CF71 7AU

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The Meadows

Guide Price £450,000

Detached, three double bedroom 1950's built house of excellent proportions in need of general modernisation, occupying an excellent position off a private cul de sac road with splendid views over Cowbridge.

Detached three double bedroom house of excellent proportions in need of general modernisation

Entrance porch, hallway, 'L' shaped lounge dining room, separate sitting room/ bedroom four, original kitchen, side hall, cloakroom and storage cupboards

Wide landing, three double bedrooms and large family bathroom

Original features include herringbone pattern wood block flooring

Improvements include Upvc double glazed and re-wiring

Well-balanced plot with lawned gardens to front and rear

Driveway and undercroft garage

Attractive cul-de-sac location with fine, far reaching views

Easy walking distance to Cowbridge town centre





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Original oak entrance door to PORCHWAY with terrazzo tiled floor and glazed internal door to HALLWAY, original herringbone pattern wood block floor, quarter turn staircase to first floor with understairs cupboard. Door to front SITTING ROOM/ BEDROOM FOUR, large Upvc double glazed picture window to front and radiator. LOUNGE/ DINING ROOM, Upvc double glazed windows to front and rear aspects, French door to rear garden, beautiful original oak block floor, working fireplace with tiled surround and hearth, bar with serving hatch/ drinks cabinet. Pale blue 1950's KITCHEN with melamine worktops, enamel sink and double drainer, floor mounted 'Ideal Mexico' mains gas

central heating boiler, double glazed window to rear garden and pantry with shelving. SIDE HALLWAY, ground floor WC and two deep storage cupboards.

Wide first floor LANDING, deep airing cupboard with hot water tank and slatted shelving, polished floorboards and double glazed windows enjoying fine views over Cowbridge. Door to a particularly large MASTER BEDROOM, double glazed windows to front and rear, 'His and Hers' built-in wardrobes, and door to balcony with wrought iron railings. A room that would be large enough to split to form an en-suite with bathroom/ plumbing adjacent. Double BEDROOM TWO, double glazed windows to front and side elevations, built-in single wardrobe. BEDROOM THREE, with built-in wardrobe and double glazed windows to side and rear elevations. Large family BATHROOM

coloured suite including cast iron panelled bath with shower over, pedestal wash hand basin, low level WC, radiator and heated towel rail, fully tiled walls and Upvc double glazed window to rear elevation.

Lawned front garden with paved sitting area, pathway to front door, wrought iron double gates lead to paved driveway providing parking and access to undercroft GARAGE, a large single garage with power and light, water and modern single up and over door. Paths to both sides lead to rear garden which is flat, paved and lawned with mixture of trees and mature shrubbery. Footnote: The ground to the rear of No.7 (which lies significantly lower) is scheduled for development as office space/ exclusive retirement home.



TOTAL FLOOR AREA: 1380 sq.ft. (128.2 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 our Cowbridge office, travel in a Westerly direction up the High Street turning left onto the Llantwit Major Road. As the road rises, take the first turning right into Tyla Rosyr, turn right and The Meadows is on your left hand side.

Tenure

Freehold

Services

Mains water, gas, electricity and water
Council Tax Band G
EPC Rating

Viewing strictly by appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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