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Coach House
Cowbridge Road
Aberthin, The Vale of
Glamorgan, CF71 7LE

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Coach House

Asking price **£565,000**

A surprisingly spacious, four double bedroom detached property situated in the heart of Aberthin village within walking distance to Cowbridge schools and town centre.

Detached period property

Spacious living and bedroom accommodation

Reception hallway with dining area, lounge and separate office/ study

Kitchen/breakfast room with utility room off

Bedroom one with en-suite shower room

Off-road parking for two vehicles and single garage

Enclosed southerly facing landscaped garden

Central village location

Walking distance to Cowbridge schools and town centre





This deceptively large, four double bedroom detached period property situated in the centre of Aberthin village.

The property which must be viewed to be appreciated offers well-presented and maintained accommodation which briefly comprises: A reception HALLWAY with wide spiral staircase rising to a first floor gallery landing. The room has extensive engineered oakwood flooring which continues into the two reception rooms. The LOUNGE with aluminium bi-fold door gives access to views into the southerly facing garden, has a multi-fuel woodburning stove sat within an exposed brick fireplace and chimney breast. The OFFICE/ STUDY with leaded glazed window

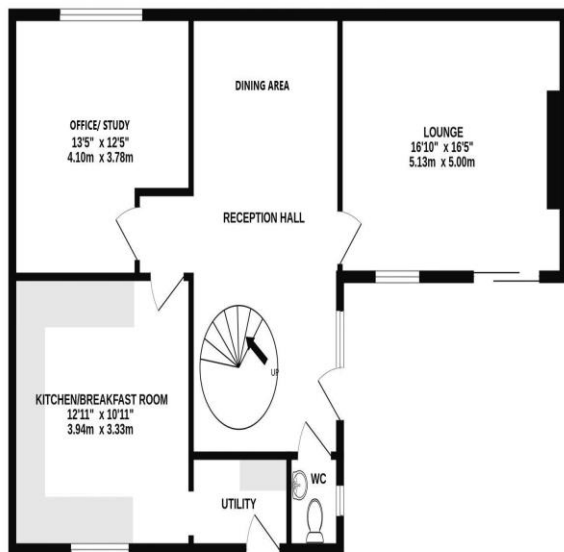
onto the roadside has wall-mounted display shelving. The KITCHEN/ BREAKFAST ROOM with window to rear enjoying views of the garden, has a fitted range of high gloss, cream coloured base units with solid oak work surfaces over, integrated oven with induction hob, cooker hood over and splashback tiling to walls. The room has ceramic tile flooring which continues via an open doorway into the UTILITY ROOM/ REAR HALLWAY with pedestrian door to rear, further fitted base units plus space and plumbing for white goods.

Finally, off the reception hallway is a CLOAKROOM housing a white two-piece suite comprising toilet and basin.

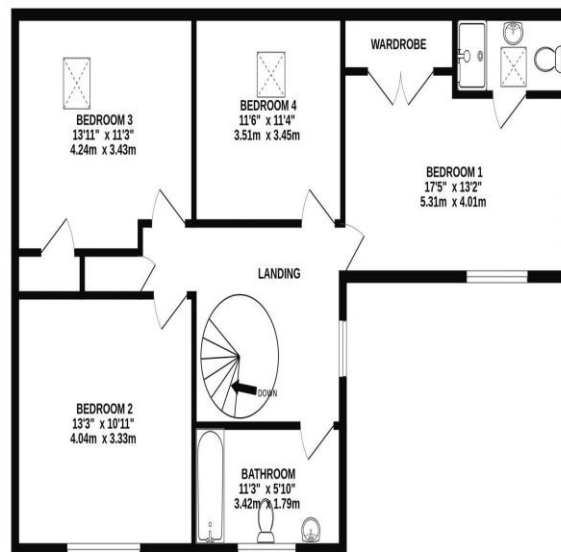
The first floor gallery LANDING with window to side has a door into a useful shelved storage cupboard. BEDROOM ONE is a generous sized double bedroom with high ceiling with visible roofing timbers and access into a walk-in wardrobe cupboard. The room also benefits from an EN-SUITE SHOWER ROOM housing a white three-piece suite with full tiling to floor and walls. BEDROOM TWO also with window to rear overlooking the garden has a loft inspection point. BEDROOM THREE and BEDROOM FOUR are flooded with light from large skylights to front. Bedroom three has a built-in airing cupboard housing a gas fired combination boiler. The FAMILY BATHROOM, with window to rear has a white three-piece suite which includes a panel bath with electric power shower over.

Accessed through a side gate from the parking area which offers two parking spaces is the garden comprising a patio area leading onto a raised, good size lawn with mature trees and shrubbery.

GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 1663 sq.ft. (154.5 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 Cowbridge, travel in an Easterly direction up the High Street to the traffic lights. Turn left at the traffic lights, passing the school and into Aberthin. Shortly after entering Aberthin, Coach House can be found on right hand side as you approach the left hand bend in the road. What3words: definite.releasing.airbrush

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
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		82 B
69-80	C	70 C	
55-68	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.

