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herbert r thomas

Ty Dafydd

Westgate
Cowbridge,
The Vale Of Glamorgan,
CF71 7AR

hrt.uk.com

Ty Dafydd

Asking price **£499,950**

Traditional three bedroom stone-built town house with contemporary rear extension and delightful south facing garden, well-located within a short level walk of Cowbridge high street.

Extended three bedroom town house in highly sought-after, central location

Entrance hall, front sitting room, impressive extended open-plan kitchen/ dining room with island, open plan rear living room with bi-fold doors to garden, utility/ boot room and downstairs cloakroom

Three first floor bedrooms and large principle bathroom

Forecourt to front

Attractively landscaped, south facing private rear garden

Outstanding central location with walking access to town centre amenities





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Open fronted porch with part-glazed entrance door to HALLWAY, original tiled floor, staircase to first floor SITTING ROOM, Upvc double glazed sash window to front elevation with fitted blinds, open fireplace with carved timber surround, recessed low-level cupboards with display shelving over. Further door from hallway to a wonderful open plan KITCHEN/ DINING ROOM, recently fitted range of base and wall cupboards,

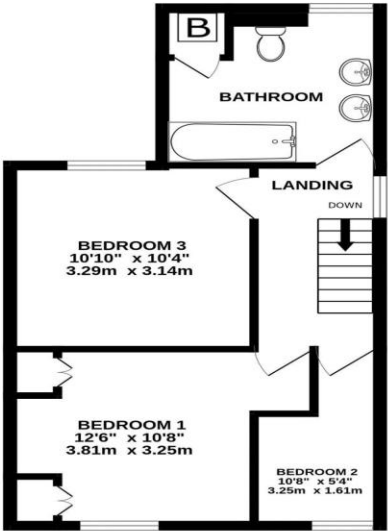
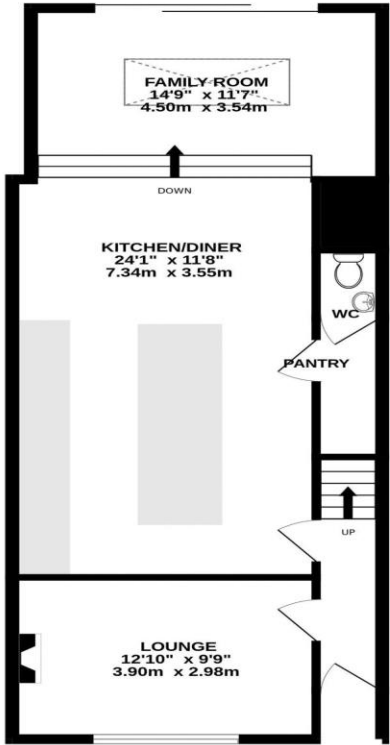
incorporating high quality double pantry, stone composite worktops with inset sink and mixer tap and glass splashback. Integrated appliances include twin ovens, gas hob, integrated dishwasher, fridge and freezer, wood effect ceramic tiled floor, recessed and pendant lighting, island unit and breakfast bar. DINING AREA with step down to LIVING ROOM, matching timber effect tiled floor, glazed lantern section over and wide, double glazed, bi-fold doors to a beautifully presented south facing garden. UTILITY/ BOOT ROOM, space and plumbing for washer/ dryer, coat hanging space, tiled floor and door to CLOAKROOM modern white low level WC and wash hand basin.

Staircase from hallway to 'L' shaped LANDING, loft hatch and window to side elevation. BEDROOM ONE, original stripped floors, double glazed sash window to front elevation, original feature fireplace with twin built-in double wardrobes. Double BEDROOM TWO, original cast iron feature fireplace, loft hatch and double glazed window to rear elevation. BEDROOM THREE, a single room currently racked with hanging space and shelving, double glazed window to front elevation. Large BATHROOM containing double ended bath with mains shower and glazed shower screen over, twin wash hand basins and low-level WC, fully tiled to floor and walls, chrome heated towel rail and part frosted double glazed window to rear. Deep airing cupboard with slatted shelving and mains gas fired 'Ariston' combination boiler.

Roadside parking, with an informal arrangement to park a car to the wide pavement in front of the property. Shallow paved forecourt with access to front door. To the rear is an attractive south facing garden with porcelain tiled sitting area, lawn and well-stocked borders. Timber framed garden shed and barbeque shelter to remain. Feather board fencing with gate to a small, enclosed outdoor store.

GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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 offices travel in a westerly direction up the High Street and onto Westgate. Ty Dafydd lies on your left hand side shortly after passing the Old Police Station.

What3words: games.persue.highbrow

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band F

EPC Rating

Viewing strictly by appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	85 B
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.

