



hrt

herbert r thomas

hrt.uk.com

Seren Wyb
Cowbridge Road
St. Athan,
Vale of Glamorgan,
CF62 4LE

Seren Wyb

Asking price **£424,999**

A stylishly presented, extensively modernised detached family home that directly adjoins local countryside whilst having good connectivity to the amenities of St Athan, Llantwit Major and Cowbridge alike.

Extensively modernised in recent years

Accommodation comprises an entrance porch to hallway, sitting room, kitchen/living/diner and WC, four bedrooms, family bathroom and ensuite

High quality fixtures and fittings throughout

Directly adjoining local countryside to the rear

Front driveway parking for multiple vehicles and additional garage

Links to local amenities such as schools and shops





A stylishly presented, extensively modernised detached family home that directly adjoins local countryside whilst having good connectivity to the amenities of St Athan, Llantwit Major and Cowbridge alike.

A pitch roof porch with flagstone flooring opens into the ENTRANCE HALL with timber style flooring and a striking wood and glass stairs rising to the first floor. WC just off with the continuation of timber effect flooring, fully tiled walls with WC, sink to the side and frosted window to the front. The front SITTING ROOM enjoys a dual aspect with views to the front and back extending to the local countryside, a feature brick line fireplace with decorative surround and stone hearth. To the rear of the property lies a highly sociable and modern KITCHEN/LIVING/DINING space with the kitchen housing a run of wall and base mounted, handleless units with high-level Bosch double oven side-by-side, separate CDA gas hob, inset ceramic sink enclosed wall mounted Combi boiler, full length side-by-side fridge freezer and timber style countertops. This very bright room enjoys a triple aspect with large windows to the rear, glazed sliding doors out to the side or side access out to the rear and front window. Extending on from where the kitchen is, the DINING SPACE close to the French doors running onwards then to the front portion, which is currently configured as a sitting room with a wall

mounted electric fire, multiple LED spotlight throughout the room.

A fully carpeted first floor landing provides loft access with a pendant light over the stairwell and access to the following rooms. The PRINCIPLE BEDROOM has a front facing window with pitch ceilings having a great sense of space, ceiling light, fitted carpet and door opening through to a predominantly tiled modern SHOWER ROOM with mains fed rainfall shower, WC and pedestal sink with frosted window to the back elevation and chrome heated towel rail. Three further double bedrooms will have fitted carpet and been decorated well with BEDROOM TWO and BEDROOM THREE taking in beautiful

elevated views to the back garden and countryside beyond with BEDROOM FOUR overlooking the front. The FAMILY BATHROOM comprises a four piece suite with a double end panel bath with central tap and shower attachment over, pedestal wash hand basin, WC and corner double Rainsford shower enclosure. Stylish tiling to lower portion of the walls and shower enclosure, with a large chrome heated towel fitted.

To the front of the property lies a generous tarmacadam driveway that can accommodate numerous vehicles enclosed by a pretty natural stone wall boundary with an attached garage accessible. The rear of the property directly joins local countryside with a sociable paved seating area and lawn that extends to the side and back.





Directions

From our Cowbridge offices travel in an Easterly Direction up the High Street to the traffic lights. At the traffic lights turn right onto the St Athan Road. Follow this road for approximately 4 miles until entering St Athan, travel past the MOD St Athan base and directly after to your left hand side 'Seren Wyb' will be the first property, as indicated by our 'For Sale' board.
What3words: education.zoned.balloons

Tenure

Freehold

Services

Mains water, drainage, gas and electric.
Council Tax Band E
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

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

hrt Est. 1926



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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.



AWAITING FLOORPLANS

