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10 Cowbridge Road
Brynsadler, Pontyclun, Mid
Glamorgan, CF72 9BT

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10 Cowbridge Road

Asking price **£335,000**

Step inside this stunning detached family home, originally built in the 1900s and thoughtfully modernised throughout. Bursting with character which include stone walls, fireplaces, and flexible living space, it's perfectly placed for local amenities and within Y Pant school catchment.

Beautifully modernised detached character cottage built circa 1900

Located in the sought-after Y Pant secondary school catchment area

Extended layout featuring three spacious double bedrooms

Versatile outbuilding ideal for home office, gym or studio

Farmhouse Style Fitted Kitchen With Pantry Cupboard for added storage

Timeless Bathroom Design with Freestanding Roll Top Bath





This unique home perfectly blends period charm with modern upgrades and is located within easy reach of local amenities, transport links, and in the highly desirable Y Pant School catchment area. Set behind an original stone wall, the property welcomes you with a low-maintenance front garden and steps leading to the entrance.

Inside, the home offers generous and versatile living space ideal for family life, including three double bedrooms, stylish kitchen/dining room, and a striking lounge with exposed stonework and log-burning stove.

Upgrades include a new tiled roof, new internal and external doors, replacement UPVC sash windows, new kitchen, bathroom, and log burner, plus a full redecoration and new flooring throughout.

Externally, the cottage has been re-rendered in lime and the stonework repointed, preserving its original charm.

KITCHEN, fitted with a stylish range of cream Farmhouse-style units, wooden worktops, Belfast sink, integrated appliances, and a Britannia range cooker. Herringbone tiled flooring finishing this kitchen perfectly with ample space for dining.

LIVING/DINING ROOM, a spacious dual reception area divided by a central staircase, with beautiful herringbone style flooring, sash windows, and an exposed stone fireplace with log burner.

BATHROOM, a sleek, fully tiled family bathroom with freestanding roll-top bath, shower with black-framed screen, vanity basin, sash windows and modern black radiator.

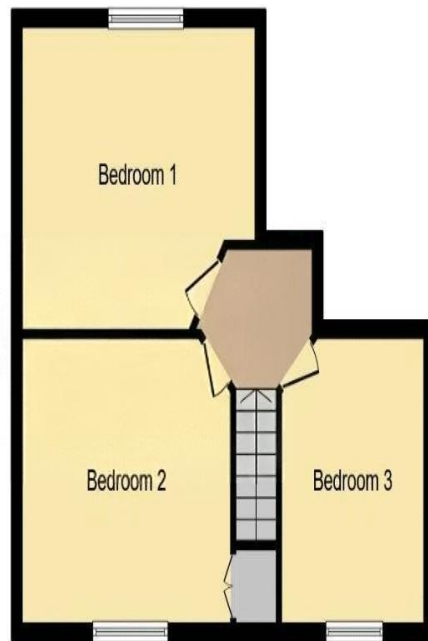
BEDROOMS, All three double bedrooms are generously proportioned, with sash windows and a mix of wood or laminate flooring. The **MASTER BEDROOM** has views over the well-maintained rear garden, the other two bedrooms look over Cowbridge Road to the front.

A standout feature is the fully renovated **OUTBUILDING**, versatile, recently renovated with power and lighting, currently used as an extra reception room and gym, this flexible space could easily function as a dedicated home office or studio, with easy access to the garden.

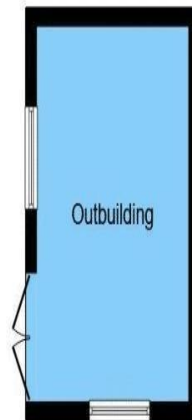
The enclosed rear garden is mostly laid to lawn with mature shrubbery; it also features a raised barked play area ideal for families. The front garden offers a traditional stone wall boundary and a pathway leading to the house.



Ground Floor



First Floor



Outbuilding





Directions

From our Cowbridge office, travel in an Easterly direction up the High Street, turning left at the traffic lights onto A4222, following the road through Aberthin, Ystradowen and Talygarn you will arrive at Brynsadler. From the top of Brynsadler follow this road leading towards the Ivor Arms, just before you reach the Ivor Arms the property will be on the right hand side with our sign outside.

Tenure

Freehold

Services

Mains electricity, gas,
Council Tax Band D
EPC Rating D

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Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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.

