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**Ty Nant**

The Limes

Cowbridge

The Vale Of Glamorgan

CF71 7BJ



Ty Nant

Guide Price £645,000

High quality, substantially extended modern three bedroom town house of outstanding proportions enjoying a fabulous location in a secluded position close to the Twt park and within a stones throw of Cowbridge High Street and amenities.

Substantial semi-detached town house in an outstanding location.

Entrance hall and large ground floor cloakroom, living room and study, substantial high quality kitchen dining room with sitting area.

Landing and principal bedroom with en-suite bathroom, two further double bedrooms and separate shower room.

Generous parking to front, low maintenance beautifully planted low-maintenance rear garden with sunny aspect.

Fabulous location, secluded yet close to the High Street and close to the Twt Park.









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Wide covered entrance composite double glazed entrance door and side panel to HALLWAY, quarter turn spindle staircase with large understairs cupboard, recessed display niche. CLOAKROOM, white low level WC and wash hand basin with vanity cupboard, radiator and chrome heated towel rail, twin fitted cupboard, plumbing and space for shower if required. LIVING ROOM, square room, Upvc double glazed bay window enjoying a very pleasant westerly aspect to rear garden. Separate STUDY (or small sitting room), coved ceiling and double glazed French doors to rear garden. Substantial KITCHEN DINING ROOM with sitting area. Kitchen with a range of Shaker style base and tall cupboards, glazed display cabinets, white Spa worktops with inset single sink and waste disposal. Integrated appliances including twin oven with warming drawer, tall fridge, integrated dishwasher, ceramic hob, extractor and an AEG washer/ dryer. Complementary island unit with oak worktops, fitted cupboards, open shelving and breakfast bar, double glazed window to front elevation and door to side. Oak floor with underfloor heating extending through the dining room to a sitting area with full height sliding patio doors and French doors to the rear garden.

Quarter turn staircase to part galleried LANDING with loft hatch, double glazed windows to front elevations, deep boiler cupboard containing Worcester Bosch mains gas combination boiler. A very generous PRINCIPAL BEDROOM, pendant lights and double glazed window overlooking rear garden, built-in

double wardrobes EN-SUITE BATHROOM, white suite including bath with mixer tap and shower attachment, wash hand basin with vanity drawers and low level WC, beautifully tiled with recessed display niches, chrome heated towel rail and frosted double glazed windows. Double BEDROOM TWO, presently arranged as a twin room with an excellent bank of floor to ceiling built-in wardrobes and double glazed window to rear elevation. BEDROOM THREE, a further double with three floor to ceiling double wardrobes and aspect to rear. Separate SHOWER ROOM, full high quality tiling to walls, white suite including wall-hung low level WC,

wash hand basin with vanity drawers and quadrant shaped shower enclosure with mains shower attachments, recessed ceiling lights, frosted double glazed window and chrome heated towel rail.

Brick pavia driveway provides parking for two to three cars. The front is fringed by a paved sitting area with gate to side path leading to hard landscaped rear garden with paved sitting areas and expertly planted mixed flower and shrub beds. A brook adjoins the rear boundary with mature screening to the opposite bank.







## Directions

From our Cowbridge Offices travel in an easterly direction down the High Street, just past the Town Hall (on your left). As the road bears to the left, go straight on towards Limes Park, where Ty Nant lies on your right hand side just before entering the park.

What3words: taller.dwarf.soap

## 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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AWAITING EPC

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