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Trebarwith,  
Cowbridge Road,  
Talgarn, Rhondda Cynon  
Taff, CF72 9BZ

# Trebarwith Cowbridge Road

Asking price **£535,000**

A detached bungalow perfectly positioned in the desirable village of Talygarn. Surrounded by mature gardens and views over open fields, this much-loved home offers great potential.

Detached 3-bedroom bungalow

Generous driveway and single garage

Sought after village

Kitchen with fitted units and room for appliances

Conservatory opening to the rear garden

Mature rear garden with countryside views

Family bathroom

Scope for modernisation throughout





As you arrive at Trebarwith, you're greeted by a welcoming frontage featuring a private driveway with turning space (hammerhead design) and a single garage with up-and-over door and a rear window. A lawn area with mature shrubs, gravelled sections, and a paved path lead to the front entrance.

Enter through a wood-effect UPVC door into a PORCH, then into the main HALLWAY which is carpeted and includes a radiator. From here, the accommodation flows beautifully throughout the home.

The property features three well-proportioned bedrooms: BEDROOM TWO is a spacious double with fitted carpet, radiator, and a large double-glazed window overlooking the front garden. BEDROOM ONE is

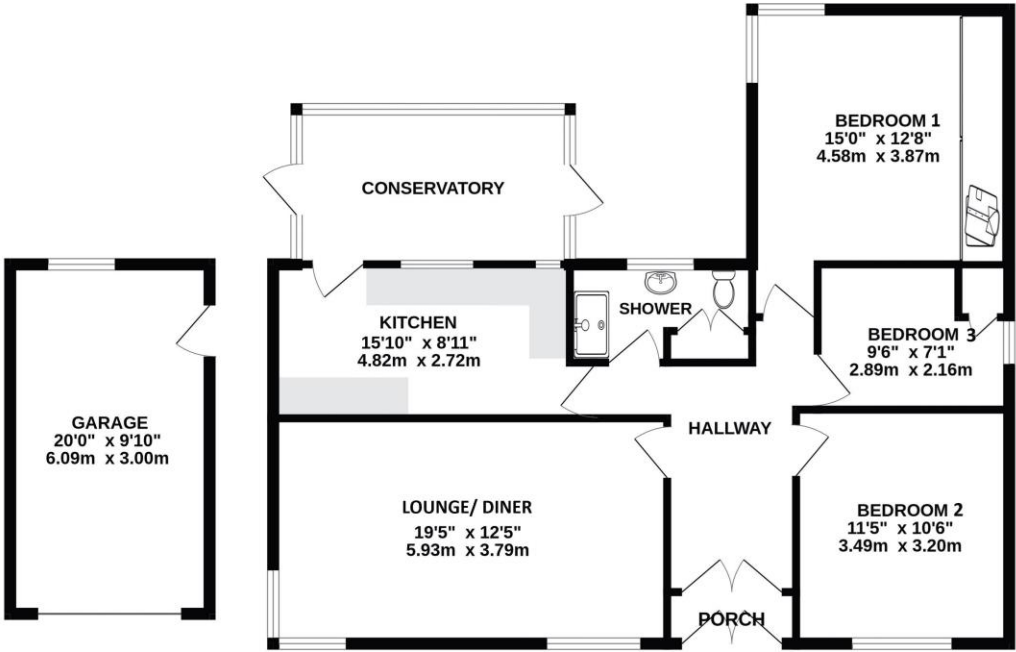
another double, located at the rear of the property, with fitted carpet, built-in storage, radiator, and a double-glazed window with lovely views over the rear garden. BEDROOM THREE is a cosy bedroom with fitted carpet, radiator, a side window, and a useful built-in storage cupboard.

The LOUNGE/DINER, is a comfortable and inviting space with fitted carpet, a feature fireplace, and dual aspect double-glazed windows, offering an abundance of natural light and pleasant views across the front garden. The FAMILY BATHROOM has a tiled floor, a mix of plastic panelling and full tiling to the walls, fitted with a pink suite including WC, wash hand basin and a shower cubicle, towel rail radiator and additional built-in cupboard storage.

The KITCHEN is practical and traditionally styled, with tiled flooring, wooden doors and drawers and a feature wood panelled wall. It includes an electric hob, Hotpoint oven, stainless steel sink with mixer tap, space for a washing machine, dishwasher, and fridge-freezer. A small serving hatch opens to the LOUNGE/DINER, additional overhead cupboards provide extra storage. The boiler is a main combination unit. From the kitchen, a UPVC door leads into a bright CONSERVATORY.

The rear garden is a true highlight, offering privacy, greenery, and scenic views over open fields. It features paved patio areas, steps down to a lower garden level with raised beds, and a greenhouse, a mature apple tree, established shrubs, and plenty of space for planting, access to both sides of the property, outside tap and additional seating space to a side patio. The single GARAGE has access via a pedestrian side door which also includes a rear single-glazed window and up-and-over door.

**GROUND FLOOR**  
**1102 sq.ft. (102.4 sq.m.) approx.**





### Directions

From our Cowbridge office, travel in an Easterly direction up the High Street turning left at the traffic lights through Aberthin and Ystradowen and onto Talygarn. Driving through Talygarn, before crossing the motorway bridge, turn right off the main road where the property will be on your righthand side.

### Tenure

Freehold

### Services

Mains gas, electricity, water and drainage  
Council Tax Band E  
EPC Rating D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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