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Ty Carreg
Pendoylan, Cowbridge, The
Vale of Glamorgan, CF71
7UJ

Ty Carreg

Asking price **£775,000**

An individually built, stylishly stone built modern family home finished to an excellent standard with well proportioned living and character. Privately positioned within the heart of Pendoylan village.

Originally built in 2016, centrally located within the well regarded rural Vale village of Pendoylan

4 double bedrooms, 3 bathroom of which 2 are en-suite, 2 reception rooms, fitted kitchen, utility room, WC

Stylish en-suite's off Master bedroom and bedroom two plus family bathroom and cloakroom

Zoned central heating throughout

Great connectivity to the M4 corridor, Cowbridge and Cardiff

Sizeable gated driveway with EV charging point to the front

Private, walled landscaped rear garden that extends to an additional side garden





An oak framed canopied external PORCH opens into the vaulted ceiling and beamed LIVING/DINING ROOM. An impressive, sociable room with engineered oak floor, exposed brick walls adding depth to the room with a modern wood burner creating a functional focal point. Natural light drawn in from above with multiple 'Velux' windows and a set of French doors with Juliet balcony to the dining area, taking in elevated garden and far ranging rural views.

A bespoke balustrade Oak staircase allows access to the lower ground floor accommodation.

A fully fitted with "shaker style" KITCHEN offers a host of wall and base units with solid butcher block countertops over that extends to a breakfast bar. Accents of exposed brickwork continue with an oak topped opening linking the kitchen to the LIVING/DINING SPACE with cut stone tiled flooring. 'Neff' appliances to remain include a double oven, induction hob, microwave/ oven, coffee machine and steamer double tandem oven, 'AEG' dishwasher and fridge/freezer.

Opposite lies a UTILITY ROOM with fitted base units, countertop over with plumbed provision for white goods and sink with drainer. A door opens to the fully tiled WC with a continuation of the cut stone flooring, with low level WC, complimenting hand basin with vanity storage under and mirror above.

The accommodation continues to the LOWER GROUND FLOOR with a tiled HALL with double cupboard understairs housing the CCTV, pressurised water tank and consumer unit. A wide opening leads directly into the impressive SITTING ROOM, a brilliantly light room with large bifold doors opening to the landscaped rear garden, inset spotlights to seating area and warm stone tiled flooring.

BEDROOM 1 is a generous double in size with a great sense of space with double height vaulted ceiling, fitted carpet with stone threshold to French doors taking in lovely green views to the rear with Juliet balcony. Door to the well appointed fully tiled ENSUITE SHOWER ROOM that comprises a double hand basin with waterfall tap over, modern WC, walk in rainfall shower with stone flooring and frosted window to the side elevation. BEDROOM 2 is a sizeable double bedroom

with fitted carpet and a tiles threshold with French doors opening out to the rear garden. The room benefits from an ENSUITE SHOWER ROOM with rainfall shower and enclosure, fully tiled walls and floor, WC, matching basin with waterfall tap over and vanity storage under. A high level window draws light into the room. BEDROOM 3 is a well balanced double bedroom, sharing views over the rear garden with fitted carpet and spotlights to ceiling. BEDROOM 4 is a good size double with fitted carpet, spotlights to ceiling and a window to the front allowing natural light in.

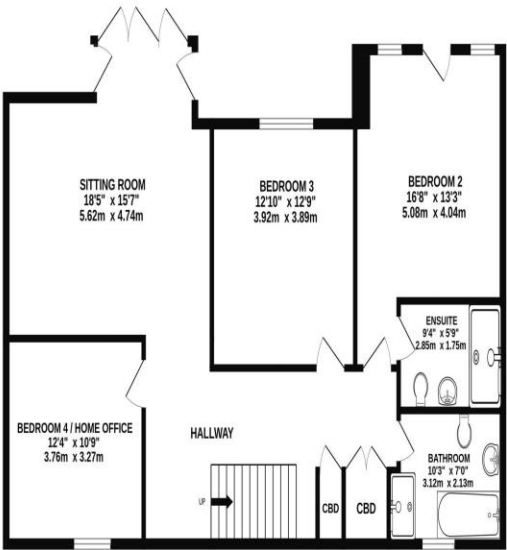
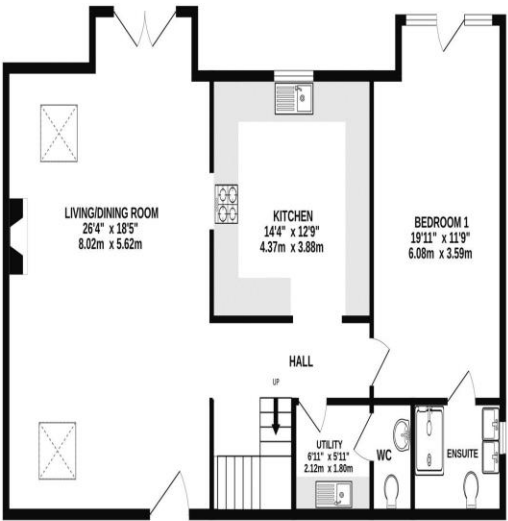
A well appointed, modern FAMILY BATHROOM comprises a four-piece suite with tiles shower enclosure, panelled bath, hand basin with storage under, with a concealed cistern WC with a frosted window to the front.

'Ty Carreg' is accessed via wrought iron double gates leading to a generous gravelled driveway with extensive parking, EV charging port, with decked seating area with wrap around panelled. Access to a log store, shed with power and lights to the side.

To the rear a flagstone stair with wrought iron balustrade lead into the very private and enclosed rear walled garden that has been fully landscaped with laid lawn extending to the side, stone paved patio with an impressive electrically operated tilt and turn roofed pergola with two further sheds accessible.

GROUND FLOOR
1077 sq.ft. (100.0 sq.m.) approx.

LOWER GROUND FLOOR
1077 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA: 2153 sq.ft. (200.1 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 office travel in an Easterly direction up the High Street, through the traffic lights, and filter onto the A48 heading towards Cardiff. Drive through the village of Bonvilston until reaching a set of traffic lights. Turn left at the traffic lights. Take the first left signposted Pendoylan. Continue along this country lane without deviation until reaching the village. When the former 'Red Lion' public house is on your right the driveway for 'Ty Carreg' is immediately on your right as indicated by our 'For Sale' board. What3Words: handbook.shops.cemented

Tenure

Freehold

Services

Mains gas, electricity, water and drainage
Council Tax Band G
EPC Rating B

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	86 B	
69-80	C		
55-68	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

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