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herbert r thomas

8 Yr Efail

Treoes

Vale Of Glamorgan

CF35 5EG

hrt.uk.com

8 Yr Efail

Asking price **£550,000**

A four bedroom, three reception room detached family home, situated in a peaceful cul-de-sac location on the periphery of Treoes Village, enjoying far reaching countryside views to the rear of neighbouring farmland.

Four bedroom detached family home

Three reception rooms plus kitchen/breakfast room

Utility room and ground floor cloakroom

Bedroom one with en-suite shower/dressing room

Highly sought after cul-de-sac location

Enclosed rear garden bordering farmland

Far reaching countryside views

Off-road parking and double garage

Potential to extend subject to relevant planning

Vacant possession and no upward chain

Within catchment for Llangan primary school and Cowbridge Comprehensive school.

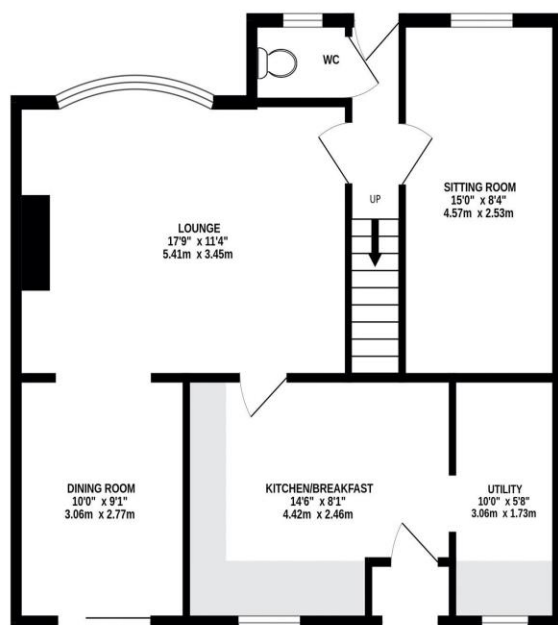




This four bedroom detached family home is offered to the market for the first time in approximately 25 years. It is situated in a peaceful cul-de-sac on the periphery of Treoes Village, enjoying far reaching countryside views over neighbouring farmland. The property is sold with vacant possession and no upward chain. There is potential to extend, as some neighbouring properties have done so, subject to relevant planning permission.

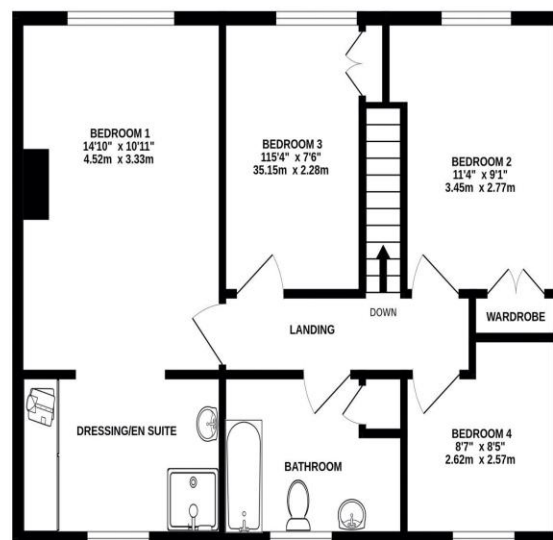
The accommodation briefly comprises: An ENTRANCE HALL, stairs rising to the first-floor accommodation. Glass panel doors flank the entrance hall leading into reception rooms. The LOUNGE has a bay window to front aspect with views into the Close. A working fireplace has a stone surround and hearth

GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



with wooden mantle and display recesses. An open archway leads into the DINING ROOM which has glazed patio doors leading to the rear garden. The SITTING ROOM has a window to front with views of the Close. The KITCHEN/ BREAKFAST ROOM with window plus glass panel door to rear, has a fitted range of base and wall-mounted units. Integrated fan assisted oven with electric hob and cooker hood over. Ceramic tile flooring leads by an open doorway into the utility room. The UTILITY ROOM with window to rear houses a gas fired central heating boiler. Fitted base and larder unit. Space and plumbing for white goods. Off the hallway is a ground floor CLOAKROOM, housing a two-piece suite and window to front.

1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



The first-floor has a split level landing with loft inspection point and gives access to the bedroom accommodation. BEDROOM ONE is a large double bedroom with a fitted range of wardrobes, bridging units and bedroom furniture. An archway leads into a EN-SUITE SHOWER/ DRESSING ROOM with window enjoying far reaching countryside views. It has a fully tiled shower enclosure with mains shower fitted, sink unit set on roll top work surface with storage below and built-in wardrobes. BEDROOM TWO and BEDROOM THREE are both located at the front of the house with views of the Close. Both benefit from built-in wardrobe cupboards. BEDROOM FOUR is a single bedroom with window to rear enjoying the far reaching views. The BATHROOM with window to rear has a white three-piece suite which comprises; a panel bath with full splashback tiling above and electric power shower fitted, sink unit with storage below and low-level WC with hidden cistern.

Outside to the front of the property is an open plan garden with mature tree specimens. To the side of the property is a paved driveway offering parking space for several vehicles ahead of the DOUBLE GARAGE (18'8"×18'7") with double up and over door, window to rear, plus pedestrian access into the rear garden. The garage benefits from power and lighting. The enclosed rear garden is extensively lawned and bordered by mature hedgerow and overlap wood fencing. A paved patio is found in the far corner; this enjoys views over the neighbouring farmland.

TOTAL FLOOR AREA : 1285 sq.ft. (119.4 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 Cowbridge travel West along the A48. After passing through Pentre Meyrick, Take the first right hand turning Signed posted Treoes. Follow this country lane for approximately 1 mile. Upon entering the village Take the second right hand turning. At the T junction turn right. Take the second left into Yr Efail, When No.8 will be found on the right hand side.

What3Words: heads.loads.nips

Tenure

Freehold

Services

Mains, Electric, Gas. Water, Drainage
Council Tax Band G
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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.

