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Ty Cadno

Clawddcoch,

Cowbridge,

The Vale Of Glamorgan,

CF71 7UP

Ty Cadno

Asking price **£795,000**

A substantial three bedroomed modern home of great proportions with planning permission to enhance further to create a 4/5 bedroom, 4 bathroom house set in a stunning mature garden plot of circa 0.5 acres enjoying scenic rural views.

Beautifully proportioned detached home with approx. 2468 sq ft

Planning permission granted to extend further to create a 4/5 bedroom, 4 bathroom family home.

Planning ref : 2025/00201/FUL

Newly fitted ground source heat pump.

Extensive mature grounds extending to close to half an acre

Picturesque rural location

Great connectivity to well regarded primary and secondary school, Cowbridge market town and M4 corridor





Wide covered ENTRANCE/ VERANDA, double glazed entrance door with full height panels leading to an impressive HALLWAY, with laid ceramic tiled floor, triple height vaulted ceiling and galleried landing. WC, tiled floor, low level WC and hand basin and window to the rear elevation.

A run of spacious reception room comprise a large TV ROOM with a continuation of the tiled floor, doors to study/home office, double glazed window to driveway and bi-folding doors enjoying garden views and access and a door to the rear SITTING ROOM, with a dual aspect, double glazed door to the rear garden, fitted carpet and a feature inset fireplace with wood burner and timber floating mantle over.

A STUDY/HOME OFFICE has tiled flooring and window to the rear and connecting doors from the entrance hall and kitchen respectively. A modern design, farmhouse style KITCHEN/BREAKFAST ROOM, offers extensive range of 'Shaker' style base and wall cupboards with roll top work surface and stainless steel sink and drainer, part tiled to walls, built in oven, microwave, ceramic hob, extractor, dishwasher and fridge. Ample room for breakfast table, double glazed window and bi-folding doors to garden.

Further doors from hallway to large UTILITY/BOOT ROOM, housing the newly installed heating system and a range of 'Shaker' style base and wall cupboards, roll top work surface and stainless steel sink, window and door to outside. A ground floor BEDROOM (3), ceramic tiled floor and double glazed windows.

Striking galleried staircase rises to the first floor LANDING, with loft hatch access to attic and doors to BEDROOM 1, with a part pitched and beamed ceiling, double glazed window to side and french doors to Juliet balcony with stunning garden views extending to the countryside beyond. Built in wardrobes and linen cupboard bolster the room. An EN-SUITE SHOWER ROOM, with white suite including a low level WC, basin with vanity cupboard and shower cubicle with mains fed shower. BEDROOM 2, a well balanced double room with eaves cupboard, double glazed window to side elevation and large walk in wardrobe. FAMILY BATHROOM comprises panelled bath, low level WC and pedestal wash hand basin, double glazed window to rear.

The garden of grounds of Ty Cadno extend to circa half an acre with a wide double gates lead to a sweeping gravelled driveway with extensive parking to the front and side of the house. Detached timber framed GARAGE, beyond which is the front lawn, fringed by deep mixed flower and shrub beds with fine views over meadows and open countryside beyond. The lawned garden extends to the side of the property where there is a wide paved sitting area with outside power and light. To the rear is a gravelled area with further mixed beds.





Directions

From Junction 34 of the M4 follow the signs towards Pendoylan. Before reaching Pendoylan approach the Clawddcoch crossroads, turn left and Ty Cadno will be found on the right hand side after approx 50m. What3Words: treaties.choice.branched

Tenure

Services

Mains electricity and water, air source heat pump, private drainage in garden
Council Tax Band H
EPC Rating E

Energy rating and score

This property's energy rating is E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 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

Viewing strictly by appointment through
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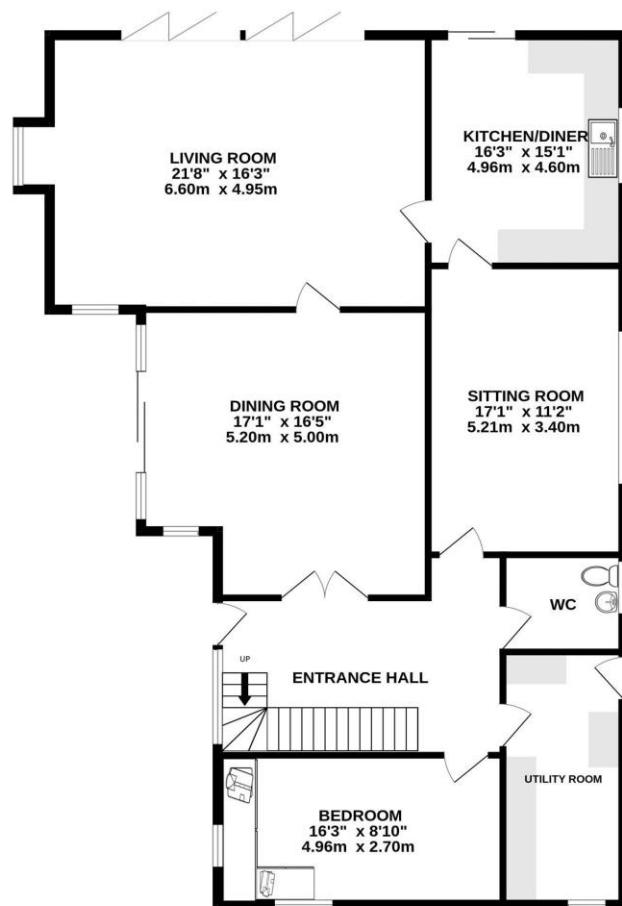
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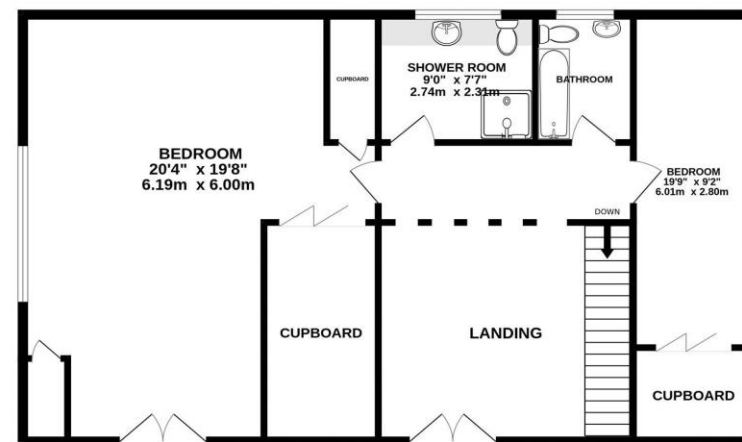
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
1413 sq.ft. (131.3 sq.m.) approx.

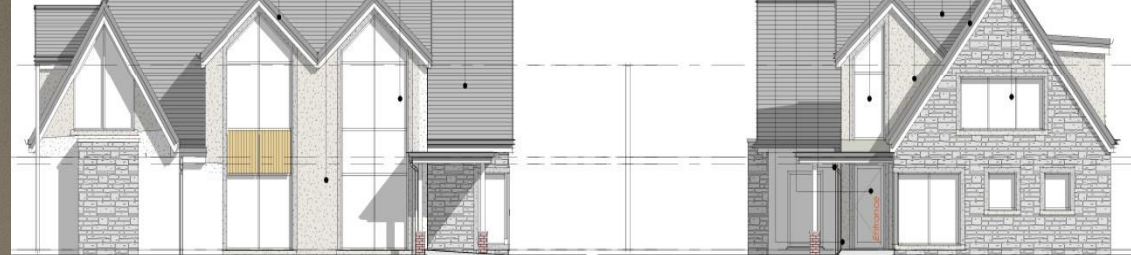


1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 2468 sq.ft. (229.3 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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nt - Proposed

B GA Elevation - Side 01 - Proposed

SCALE: 1:100

