



hrt
herbert r thomas
hrt.uk.com

Woodcote
Cowbridge Road
Talygarn
Pontyclun
CF72 9JU

Woodcote

Asking price **£449,950**

A truly versatile 3/4 bedroom detached bungalow with accommodation arranged over two floors, offering great scope to extend and enhance (subject to relevant permissions obtained). Occupying a generous plot located in the desirable semi-rural settlement of Talygarn with the amenities of Pontyclun and Cowbridge easily accessible.

Sold with no onward chain

Flexible accommodation set over two floors

Y Pant Comprehensive School catchment

Large garden plot with landscaped front and rear gardens

Sizeable driveway extending to a detached garage

Great connectivity to road and rail networks

The amenities of Pontyclun and Cowbridge close by





Cover external entrance leads into the central HALLWAY via a part glazed front door with timber style flooring fitted, pendant light to ceiling with access to further accommodation. A bay fronted SITTING ROOM lies to the left of the hall with views over the front garden and natural light drawn in from the large bay window with a continuation of the timber style flooring fitted. Beyond lies the DINING ROOM enjoying a side aspect with timber style floor laid, inset fireplace with a connecting door to the KITCHEN/BREAKFAST ROOM. The KITCHEN is a light a bright room with a dual aspect with tiled flooring and spotlight to the ceiling. A run of wooden style wall and base units provide a host of storage with a matching dresser to

the breakfast space. Appliance to remain include a fridge/freezer, oven, grill and hob. Just off lies a UTILITY ROOM with the tiled flooring continuing through the space with further wall and base mounted units, additional sink with access to the combi boiler, window framing the rear garden well and a side door allowing access out.

A HOME OFFICE/BEDROOM 4 lies to the rear of the property and is a naturally light room enjoying a dual aspect with window to the side and French doors leading out to the rear garden with timber style flooring and ceiling light fitted. BEDROOM 3 is a double bedroom in size with fitted carpet and a large window to the side

elevation. BEDROOM 2 is a bay windowed frontward facing double bedroom with a lovely garden connect, laid carpet and ceiling light fitted. Completing the ground floor accommodation is a modern, fully tiled SHOWER ROOM with a walk in in double shower (mains fed) with hand basin and matching WC with a frosted window to the rear elevation. Carpeted stairs rise from the hall to the first floor. BEDROOM 1 runs the full span of the first floor with an abundance of natural light enjoyed from a far window and multiple 'Velux' to the ceiling. Neutral fitted carpet adds an element of warmth to the rooms with a walk in wardrobe and additional store adding a good level of storage options.

Sat in a generous plot, a pillared entrance leads to a sizeable driveway that can accommodate numerous vehicles with a well kept, established front garden. Beyond lies a detached double garage with 'up and over' door, rear window, power and lighting. The rear garden had a paved seating area close to the kitchen that extends onwards to a sizeable garden lawn with well defined a kept borders and green house to remain.

AWAITING FLOORPLANS





Directions

From our Cowbridge offices travel in an easterly direction up the High Street turning left at the traffic lights through Aberthin and Ystradowen and onto Talygarn where 'Woodcote' is the second house on your left hand side after passing the turning for Ty Bryn, as indicated by our 'For Sale' board.

What3Words: onions.stability.clues

Tenure

Freehold

Services

Mains electric, gas and water. Cesspit drainage.

Council Tax Band F

EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



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.

