



1, Yr Efail  
Troes, CF35 5EG

Watts  
& Morgan



# 1, Yr Efail

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**£540,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 3 Reception Rooms**

New to the market an opportunity to purchase this extended 4 bedroom detached property situated in the sought after village of Treoes in the Vale of Glamorgan with countryside views to the front. Within walking distance of local village amenities and just a short drive from both Bridgend Town Centre, Cowbridge Town and Junction 35 of the M4 Motorway. This well presented accommodation comprises; porch, entrance hallway, lounge, kitchen/dining room, utility, study and sitting room. First floor; main bedroom with built-in wardrobes and en-suite shower room, 3 further generous bedrooms and a 4-piece family bathroom. Externally enjoying a private driveway with off-road parking for numerous vehicles, detached garage and a well maintained front and enclosed rear garden. EPC Rating; 'C'

## Directions

\* Cowbridge- 4.5 Miles \* Bridgend - 3.0 Miles \* Cardiff - 21.0 Miles \* J35 of the M4 - 2.5 Miles

**Your local office: Bridgend**

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## Summary of Accommodation

### SITUATION

The Village of Treoes lies in the Vale of Glamorgan to the north of the A48 and close to Coychurch on the outskirts of Bridgend. There is also access for the M4, Junction 35 at Pencoed for travelling to Cardiff and other commercial centres throughout the region. The Village of Treoes includes a post office, a thatched public house known as the "Star Inn", a childrens play park and community allotments. There is a local primary school in the nearby Village of Llangan and well regarded secondary schooling at the Market Town of Cowbridge which is approximately four and a half miles distance.

### ABOUT THE PROPERTY

Accessed via a composite door with adjacent glazed panels into the entrance porchway with internal door leading into a spacious hallway. The hallway benefits from tiled flooring and double built-in storage cupboards with sliding doors and a carpeted staircase up to the first floor.

The WC/cloakroom is fitted with a 2-piece white suite comprising of a dual flush WC and pedestal wash hand basin. Features tiled flooring, partly tiled walls and a window to the front. The sitting room, located to the front of the property, is a great sized second reception room with carpeted flooring and windows to the front and side aspects.

The main living room is a generous reception room with carpeted flooring, bay window overlooking the front and a central feature inset wood burner. An opening leads into the open-plan kitchen/dining room.

The kitchen has been comprehensively fitted with a range of shaker style wall and base units with complementary solid wood work surfaces over and an extension of the work surfaces with space for a breakfast area. Appliances to remain include; full length fridge and freezer and integral dishwasher. Space is provided for a freestanding Rangemaster oven. The kitchen benefits from tiled flooring, windows to the rear, built-in pantry cupboard, spotlighting, bi-folding doors opening out onto the rear garden and a further door leading out to the rear garden. Ample space for freestanding dining furniture.

The utility has been fitted with a range of coordinating high gloss wall and base units with work surfaces over. Space and plumbing is provided for two appliances and one cupboard houses the 'Valliant' pressured system boiler.

A door off the utility leads into the home office with carpeted flooring and a window to the side.

The first floor landing offers carpeted flooring and access to the loft hatch with ladder attached. The loft has been partly boarded and has light.

Bedroom one is a superb sized main bedroom with carpeted flooring, full length fitted wardrobes, spotlighting and windows over-looking the front. There is a dressing area leading into the en-suite shower room. The en-suite is fitted with a 3-piece suite comprising of a double walk-in shower cubicle with glass sliding door, pedestal wash hand basin and dual flush WC.

Bedroom two is a generous sized second bedroom with carpeted flooring and windows to both the front and side aspects.

Bedroom three is a great sized bedroom with carpeted flooring windows to the rear and side aspects.

Bedroom four is a comfortable single bedroom with carpeted flooring and windows to the front. The family bathroom is fitted with a 4-piece suite comprising of a panelled bath tub, corner shower cubicle, Low level WC and wash hand basin set within a vanity unit. Further features tiled flooring, partly tiled walls and a window to the rear.

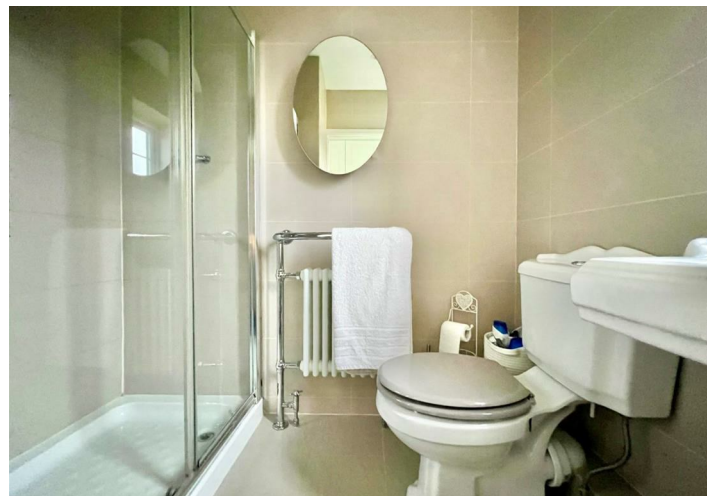
### GARDENS AND GROUNDS

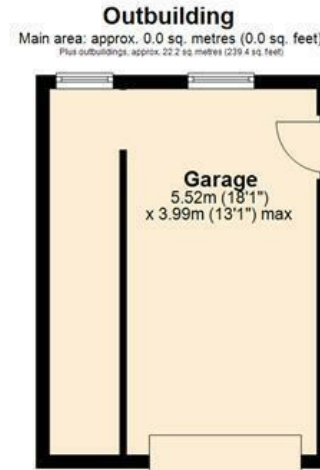
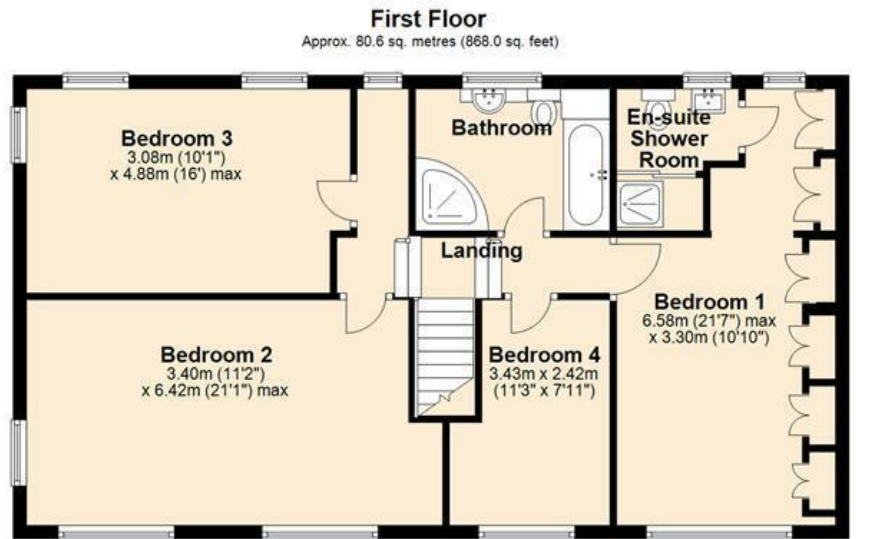
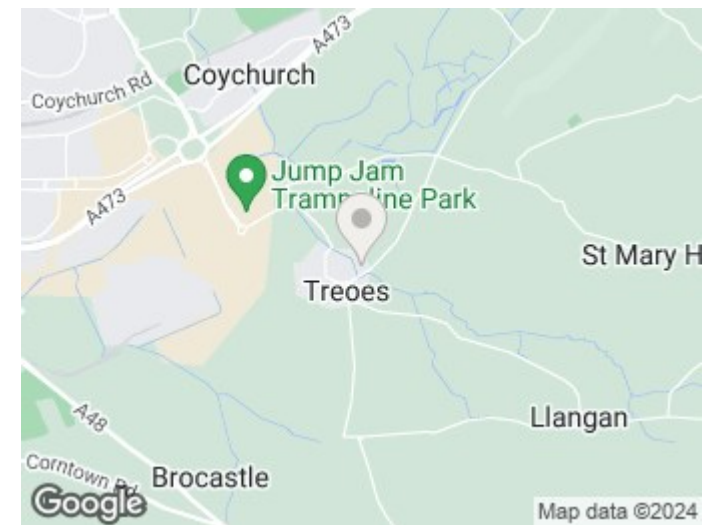
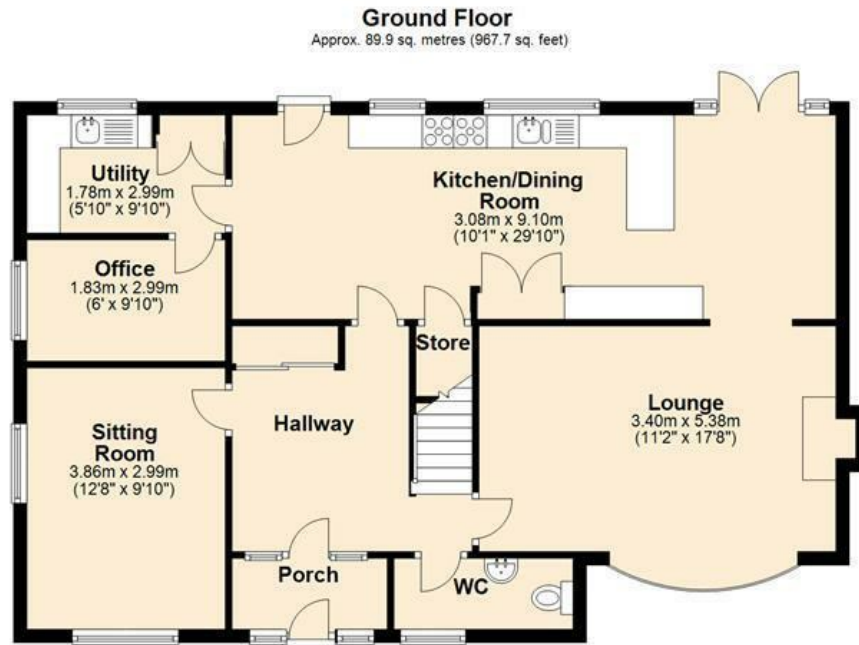
Approached off Yr Efail, no. 1 benefits from a generous corner plot with a private tarmac driveway to the rear and side with off-road parking for numerous vehicles. There is a larger than average detached garage with power supply.

To the front is a lawned garden with side access from the driveway around to the rear garden. The rear garden is a great sized fully enclosed garden predominately laid to lawn with an outdoor patio area.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'G'



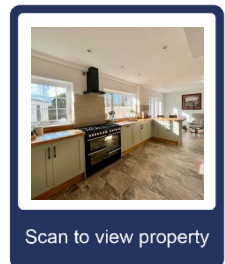


Main area: Approx. 170.5 sq. metres (1835.7 sq. feet)  
Plus outbuildings, approx. 22.2 sq. metres (239.4 sq. feet)

All measurements are approximate and for display purposes only.  
Plan produced using PlanUp.

### 1 Ty Efail, Treoes

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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