



Brook Cottage,
Treoos, Vale Of Glamorgan, CF35 5DH

Watts
& Morgan



Brook Cottage

Treoes,
Vale Of Glamorgan, CF35 5DH

Guide price: £399,950 Freehold

2 Bedrooms : 1 Bathrooms : 3 Reception Rooms

A detached home to the heart of this very popular village to the western vale offering immaculately presented and extensive accommodation over three storeys. To the ground floor: living room and adjacent kitchen/diner and cloakroom; two double bedrooms and wc to the first floor; substantial bathroom and an adjacent multi-use cinema room to the basement. Driveway parking and enclosed, sheltered gardens to side and rear.

EPC rating: C69

Directions

From our Cowbridge office, travel in a Westerly direction and join the A48 heading towards Bridgend. Travel for approximately 2 miles and at the crest of the hill, turn right following signs for Treoes and continue on this road until you enter the village. Take the second right hand turn to find Brook Cottage to the end of this road on your right hand side.

- Cowbridge 4.6 miles
 - Cardiff City Centre 17.3 miles
 - M4 (J35, Pencoed) 2.8 miles
-

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

- * Brook Cottage is a modern, detached property with accommodation over three storeys that must be viewed to be most fully appreciated.
- * It is located to the very heart of this western vale village within easy reach of M4 Junction 35 and Llangan Primary School and within a short drive of Cowbridge town.
- * The accommodation throughout is in excellent order and is "move in ready".
- * An entrance hallway runs past a cloakroom into the largest space to the ground floor, the kitchen/dining room.
- * This is a large area running the depth of the property with kitchen looking to the front and dining area looking to the rear with windows to both elevations respectively.
- * Double doors, to the centre of the room, link into the sheltered side garden.
- * The kitchen area itself includes a good range of fitted units with appliances, where fitted, to remain including 'Smeg' hob, extractor, double oven, microwave, fully integrated fridge, freezer, dishwasher and washing machine.
- * The dining area, to the rear of this room, includes additional storage units with ample space for a family sized dining table.
- * The principal living room also runs the depth of the property with a broad window to the front elevation and double doors, to the rear, leading to the rear garden space.
- * A fitted flat screen TV and integrated amplifier / sound system is to remain. Flat screen TV to dining room also included.
- * To the first floor are two double bedrooms. The largest of the two bedrooms features fitted, bespoke wardrobes while the second bedroom includes a freestanding wardrobe unit (to remain if required).
- * Both these bedrooms share use of a cloakroom with WC and hand-basin.
- * The biggest surprise to this property is the extensive basement area.
- * It includes a central lobby area with storage cupboards with cinema room to one side and a bathroom to the other.
- * The cinema room is currently equipped with a projector and built-in speaker system (to remain) and includes an LED "starlight" feature ceiling
- * The principal bathroom to the property is also to this level including roll top bath, walk-in shower area, WC and basin.
- * It also features a 'Zoki' Infrared sauna.

GARDENS AND GROUNDS

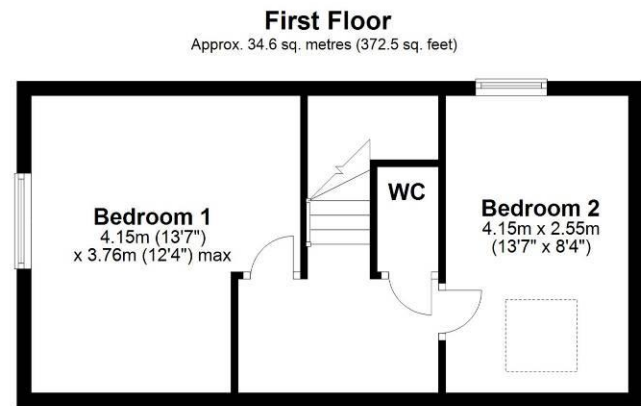
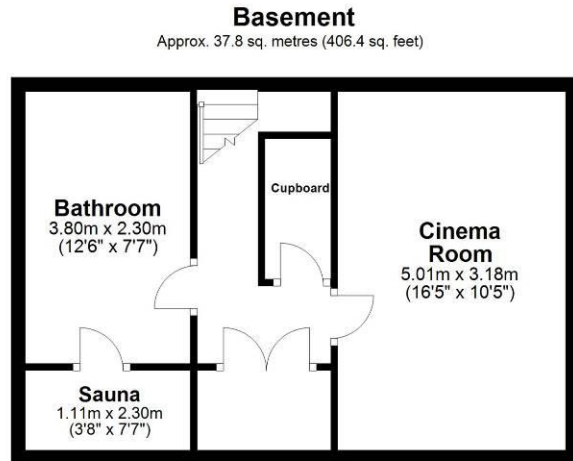
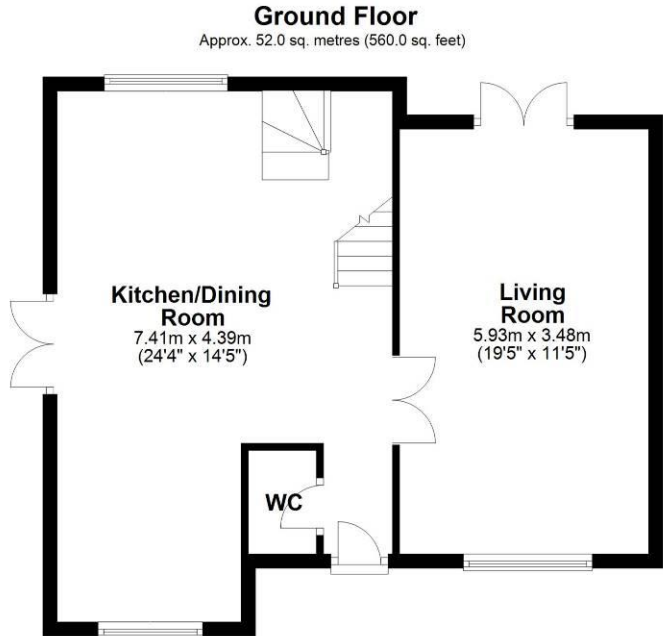
- * From the village lane, a gently sloping driveway runs to the side of the property with space for two cars to park end to end.
- * A gated entrance rear driveway leads into the rear garden while a path links passed a well tended front garden bed to the principal entrance doorway.
- * A gated entrance from this front garden leads into a wonderfully sheltered and private side garden which, in turn, runs to the rear of the property.
- * It offers sizeable, proportionate gardens screened by timber fencing.
- * Timber garden store shed is to remain.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired central heating. Underfloor heating to the ground floor and basement. Council tax: Band E

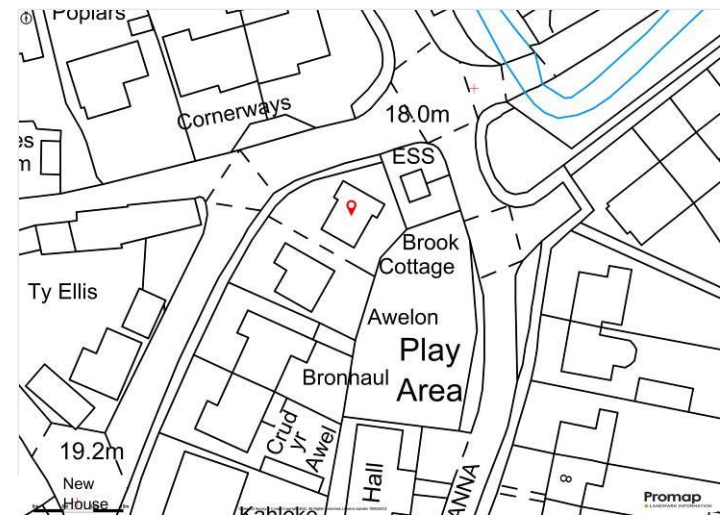
PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



Total area: approx. 124.4 sq. metres (1339.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		68
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk



@WattsandMorgan



wattsandmorgan



wattsandmorgan.co.uk

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