



3 River Court, Treoes,
Vale Of Glamorgan, CF35 5EX

Watts
& Morgan



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Vale Of Glamorgan, CF35 5EX

Guide Price £750,000 Freehold

5 Bedrooms | 4 Bathrooms | 3 Reception Rooms

A truly stunning, contemporary five bedroom detached family home, located within the heart of Treoes village. Accommodation over 3000 sq.ft to include; large entrance hallway, kitchen/family room with integral appliances, lounge with bi-fold doors, dining room and ground floor cloakroom/WC. First floor landing with five bedrooms and four bathrooms. Externally enjoying fully landscaped lawned gardens backing onto farmland. Double garage with driveway parking.

Cowbridge school catchment.

EPC Rating; 'C'.



Directions

Cowbridge Town Centre – 4.6 miles

Cardiff City Centre – 19.1 miles

M4 Motorway – 2.5 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Tucked in a small, exclusive development of contemporary homes, within the centre of Treoes Village, sits 3 River Court. Within a short drive of the M4 corridor and high streets at Cowbridge and Bridgend.

A broad aluminium door leads through into the welcoming entrance hallway fitted with quality LVT flooring, fitted throughout the ground floor with under-floor heating, and an oak carpeted staircase leads to the first floor. Oak doors lead off to accommodation.

The kitchen/family room has been recently fitted with a range of shaker-style wall and base units with central co-ordinating island and breakfast bar with granite surfaces. Offering a range of integral 'Neff' appliances to remain to include; 4-ring induction hob within the central island with extractor hood above, double oven, micro/grill, warming drawer, 'Lamona' dishwasher and 'Capel' washing machine. Space is provided for a freestanding American style fridge/freezer. The kitchen seamlessly opens into a seating area which is ideal for entertaining, which offers triple bi-folding aluminium doors onto the south-west facing deck. Additionally a lockable oak door leads to the integral double garage.

To the rear of the property lies the lounge which is a generous reception room flooded with natural light, offering bi-folding doors onto the rear garden and decking area with lovely views over farm fields. A central feature to the lounge is the bespoke media wall with shelving and alcove LED lighting with space for a TV and built-in remote controlled electric fire to remain. Completing the ground floor is a multi-purpose reception room (currently used as a dining room), along with a good size 2-piece WC.



The first floor landing has oak doors which lead off to the bedroom accommodation, a loft hatch gives access to the loft space and there is a useful double opening storage cupboard. The principal bedroom is a generous double room benefitting from a range of mirrored fitted wardrobes. Bi-folding doors open out onto a Juliet-style balcony which enjoys elevated views over farmland enjoying a south-westerly aspect and benefits from its own 4-piece en-suite shower room.

Also, there are two large double bedrooms with their own en-suite, plus a masonette-style bedroom with snug area and staircase leading to the double bedroom.

Completing the first floor is a single bedroom/home office and the family bathroom fitted with a 4-piece suite with dual ended bath and double walk-in shower enclosure.

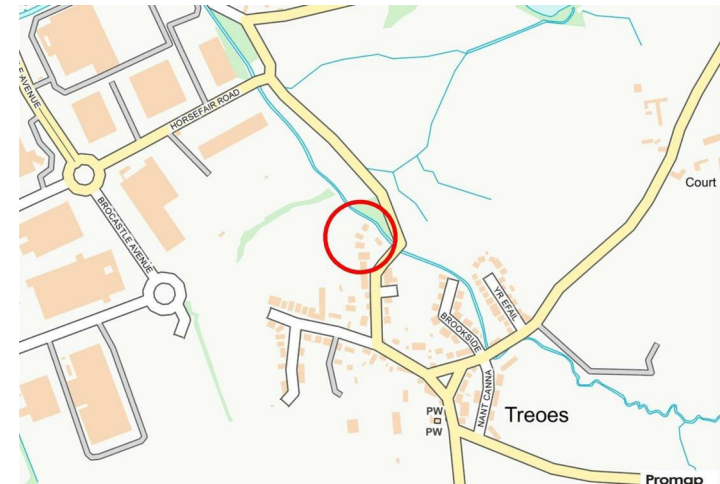
GARDENS AND GROUNDS

3 River Court is neatly positioned within this exclusive development of luxurious, contemporary family homes, accessed from a shared block paved driveway. There is private driveway parking for two vehicles which leads to an integral double garage with electrically-operated door, and two gated side accesses to the rear.

To the rear of the garden is a fully landscaped predominantly lawned garden which enjoys the afternoon through to late evening sun. The garden backs onto farmland with grazing horses/ponies which is a peaceful place to enjoy the field views. There is a good degree of privacy within the garden, and two decks which are ideal for entertaining.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax band H.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	81
England & Wales		EU Directive 2002/91/EC	





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