



Ty Newydd, Parc Newydd, Treoes,
Vale Of Glamorgan, CF35 5DL

Watts
& Morgan



Ty Newydd, Parc Newydd,

Treoes, Vale Of Glamorgan, CF35 5DL

Guide Price £480,000 Freehold

6 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A sizeable family home situated in Treoes, enjoying a south-facing garden. Accommodation over 2745 sq ft to include; porch, open plan kitchen-dining room, separate lounge, conservatory and study. Also two shower rooms to the ground floor and utility. Six bedrooms to the first and second floor, plus family bathroom and WC. Flexible accommodation which could be utilised as a family home with annexe. Private driveway with ample parking. Two large stores. Private garden to the rear. In need of modernisation.

Cowbridge School Catchment.

No ongoing chain. EPC rating: E.



Directions

Cowbridge Town Centre – 4.6 miles

Cardiff City Centre – 22.2 miles

M4 Motorway – 2.6 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

SITUATION

The village of Treoes is situated to the western side of 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 thatched public house known as the 'Star Inn', play park and community allotments. There is a local primary school in the nearby village of Llangan and well regarded secondary schooling in the Market Town of Cowbridge, which is approximately 4 ½ miles distance.

ABOUT THE PROPERTY

- * An extremely sizeable family home of about 2745 sq ft over three storeys.
- * Extended accommodation and with scope to further improve and modernise.
- * Entrance porch and study.
- * Kitchen opening to adjacent dining area.
- * Family lounge opening into a south-facing conservatory with garden beyond.
- * Utility room and two ground floor shower room.
- * To the first floor: three double bedrooms, a WC and also a bathroom.
- * Two bedrooms to the second floor (of restricted headroom in places).
- * An additional bedroom is located over the utility area / shower room and could be used as an annexe.

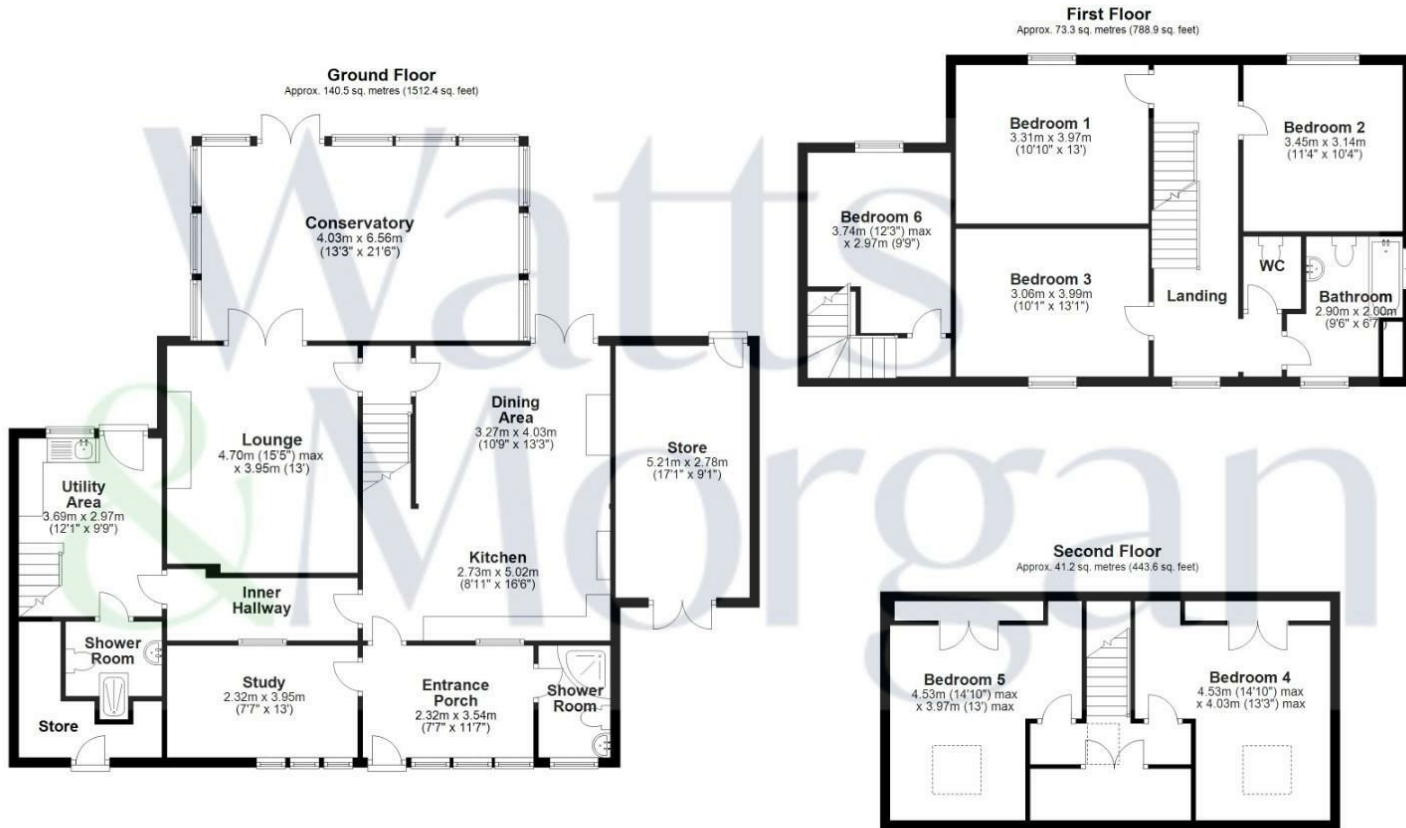


GARDENS AND GROUNDS

- * Fronting the property is a large driveway with ample parking.
- * Deep, long store (approx. max 5.2m x 2.7m) accessed from the driveway and from which a doorway opens into the rear garden.
- * A path, to the eastern side of Ty Newydd, runs past a back door into the utility area into the rear garden.
- * South facing garden to the rear accessible from both the conservatory and the dining room.
- * Paved seating area leading to a larger lawn bordered by mature flower and shrub beds.

ADDITIONAL INFORMATION

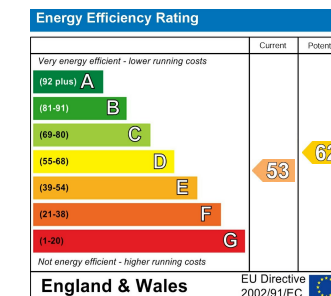
Freehold. All mains services connect to the property. Gas fired 'combi' central heating. Council tax band TBC.



Total area: approx. 255.0 sq. metres (2745.0 sq. feet)

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

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Scan to view property

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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