



Tresaith, Church Street
Llysworney, Cowbridge, CF71 7NQ

Watts
& Morgan



Tresaith, Church Street

Llysworney, Cowbridge CF71 7NQ

Guide Price £499,000 Freehold

5 Bedrooms | 1 Bathroom | 2 Reception Rooms

Nestled in the charming and highly-regarded village of Llysworney in the picturesque Vale of Glamorgan. With over 1,700 sq ft of accommodation, this sizeable property provides ample room for a growing family or those who love to entertain. This semi-detached family home boasts open-plan living with large kitchen/dining room, lounge with wood burner and separate home office / family room. Plus WC and utility room. To the first floor, there are five bedrooms, a contemporary family bathroom plus shower room. The private, tiered rear garden offers a sandstone paved courtyard with raised mature lawn area. Offering the tranquility of rural living while still being within easy reach of local amenities and schooling at Cowbridge and the stunning Welsh coastline.

EPC Rating D.

Directions

Cowbridge Town Centre – 3.0 miles

Cardiff City Centre – 19.0 miles

M4 Motorway – 5.6 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Set away from the main road running through the centre of this village, Tresaith has been significantly extended in recent years to create a sizeable family home.

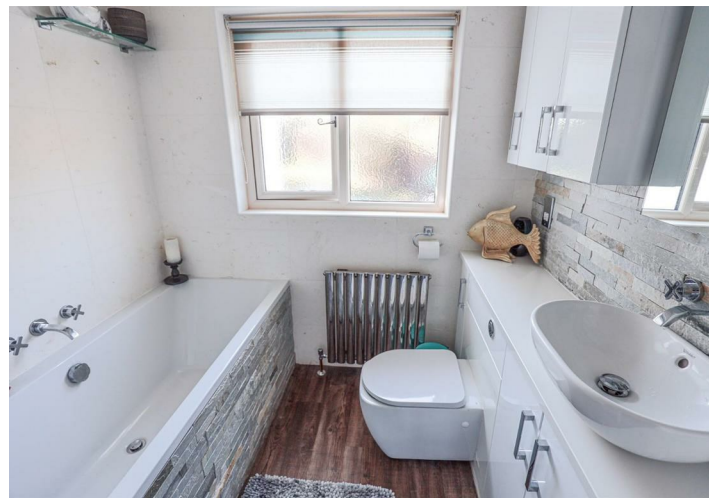
The central entrance hallway offers a carpeted staircase to the first floor landing with a neat understairs WC, and leads to all principal living spaces.

The lounge is a delightful, cosy reception space with log-burner set on a slate hearth and split-face tiled feature wall. A bow front-facing window overlooks the village lane leading to the church. The lounge seamlessly opens into the dining area which has a patio door opening onto the south-facing rear paved courtyard.

The open-plan kitchen / dining / living space has been opened up which is ideal for family life and entertaining; spanning the width of the property. An additional set of French doors open onto the paved courtyard. The kitchen has been fitted with a range of high gloss farmhouse cream wall and base units with complementary solid quartz work surfaces with upstands from Cardiff Marble. Offering a range of appliances to remain to include; electric hob, eye-level double oven / grill and dishwasher. There is ample space for a freestanding American-style fridge / freezer. From here there is a utility room with additional cupboards and houses the freestanding oil-fired Worcester boiler.

Directly opening from the kitchen area, double doors lead through into the sizeable family room / home office (which was an original integral garage).

To the first floor are five bedrooms - four of those bedrooms are of a generous double size. The principal bedroom has a range of fitted wardrobes to remain and overlooks the rear garden and further over farmland. Each bedroom shares use of the 3-piece family bathroom fitted with a contemporary suite, along with a fully tiled separate shower room.



GARDENS AND GROUNDS

Positioned to the heart of this highly-reputable and popular village, with off-road private block paviour parking for two vehicles side-by-side. Plus additional lay-by parking for visitors.

The rear garden has been landscaped to enjoy the sunniest point to the Indian sandstone paved courtyard area, directly accessed from the open-plan kitchen space. Beyond here, stone steps lead up to the mature lawned garden with additional patio area and planted mature borders. This predominantly private, sheltered space provides a tranquil garden to enjoy.

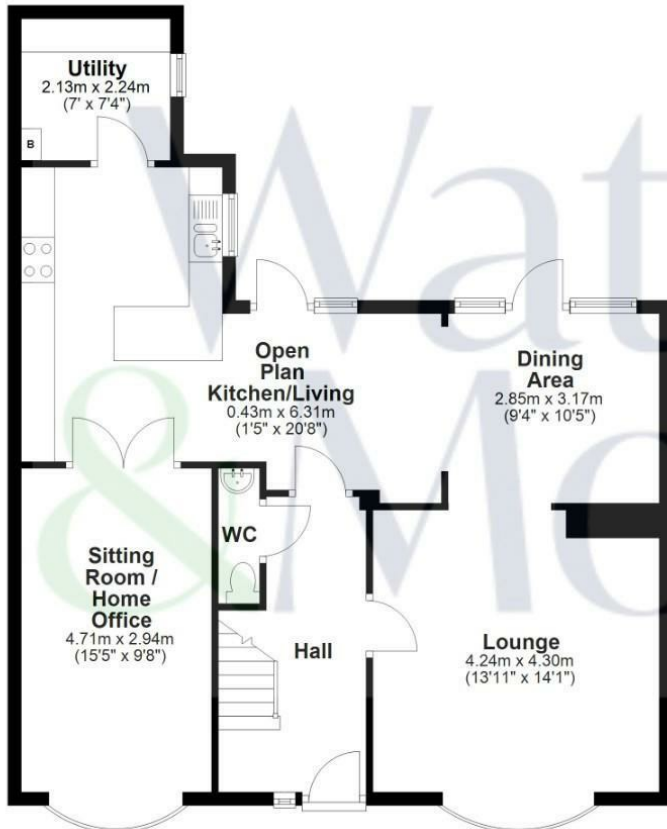
ADDITIONAL INFORMATION

Freehold. Mains services connected. Oil-fired central heating. All new quality double glazed windows and external doors fitted Aug 2023 by Ewenny Home Improvement. Council tax band G.



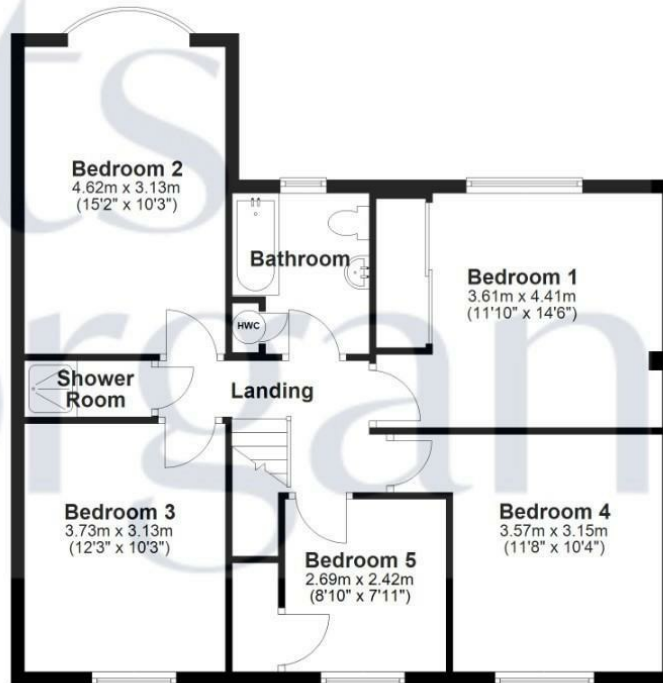
Ground Floor

Approx. 81.0 sq. metres (872.4 sq. feet)



First Floor

Approx. 77.8 sq. metres (837.3 sq. feet)



Total area: approx. 158.8 sq. metres (1709.7 sq. feet)

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

Tresaith, Llysworney

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		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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