



Glan Y Nant, Troes

Offers in excess of £300,000

- Sought after Vale Village location
- Excellent School Catchment to Llangan Primary School and Cowbridge Comprehensive
- Three Bedrooms, Modern family shower room
- Council tax band E
- Large front garden and enclosed rear garden
- Allocated off road PARKING and GARAGE
- New DOUBLE GLAZING installed by the current owner.
- Excellent road links
- EPC Rating: C



 3  1  1



About the property

An immaculately presented and modern three bedroom semi-detached property positioned in the very popular village location of Treoes, Vale of Glamorgan with excellent school catchment to Llangan Primary School and Cowbridge Comprehensive and also within walking distance to the highly regarded "Star Inn" public house. The property also offers excellent commuter links close by, with the A48 and the M4 at Junction 35.

The accommodation comprises of a welcoming hallway, cosy living room, light and bright modern fitted kitchen with integrated appliances and dining area with double doors opening onto the rear garden. To the first floor there are three bedrooms plus a modern, stylish shower room.

Externally the property has large, enclosed lawned front garden and a private rear garden with off road allocated parking and a single garage to the rear.





Accommodation

Hallway

Entered via composite front door with obscured side panels, this is a welcoming entrance hall with an under stairs storage cupboard porcelain floor tiles, radiator and access to all ground floor rooms.

Lounge

14' 2" max x 11' 8" (4.32m max x 3.56m)

With large uPVC double glazed window to the front aspect, this space is filled with natural light. fitted carpets, radiator and electric fire.

Kitchen / Dining Room

18' 4" max x 13' 7" (5.59m max x 4.14m)

The kitchen / diner spans the width of the property and is fitted with a vast range of neutral wall and base units with complimentary work surfaces over and tiled splash backs. There is space for a freestanding "Range master" gas cooker with dual ovens, grill and a 5 ring hob with a chimney cooker hood in chrome over. Integrated washing machine, dishwasher and fridge/freezer. Tiled flooring. The Dining area has uPVC double glazed French doors opening out on to the rear patio area.

First Floor Landing

Carpeted landing. uPVC double glazed window to the side access. Access to loft, airing cupboard housing the "Baxi" combination boiler. Doors to all first floor rooms.

Bedroom One

11' 8" x 10' 9" (3.56m x 3.28m)

uPVC double glazed window to the front aspect. Carpets. Radiator.

Bedroom Two

10' 10" x 9' 4" (3.30m x 2.84m)

uPVC double glazed window to the rear aspect overlooking farmland. Fitted carpets and radiator.

Bedroom Three

8' 9" x 7' 3" (2.67m x 2.21m)

A single bedroom currently used as a home office with uPVC window to the front. Fitted carpets and radiator.

Family Shower Room

8' 8" x 5' 5" (2.64m x 1.65m)

Fitted with a modern three piece suite comprising shower enclosure with a "rain dance" shower and additional hand held attachment, freestanding wash hand basin with vanity unit. Low level w.c. push button WC, uPVC double glazed obscured window to the rear and side, chrome ladder style radiator, tiled walls and floor.

Outside

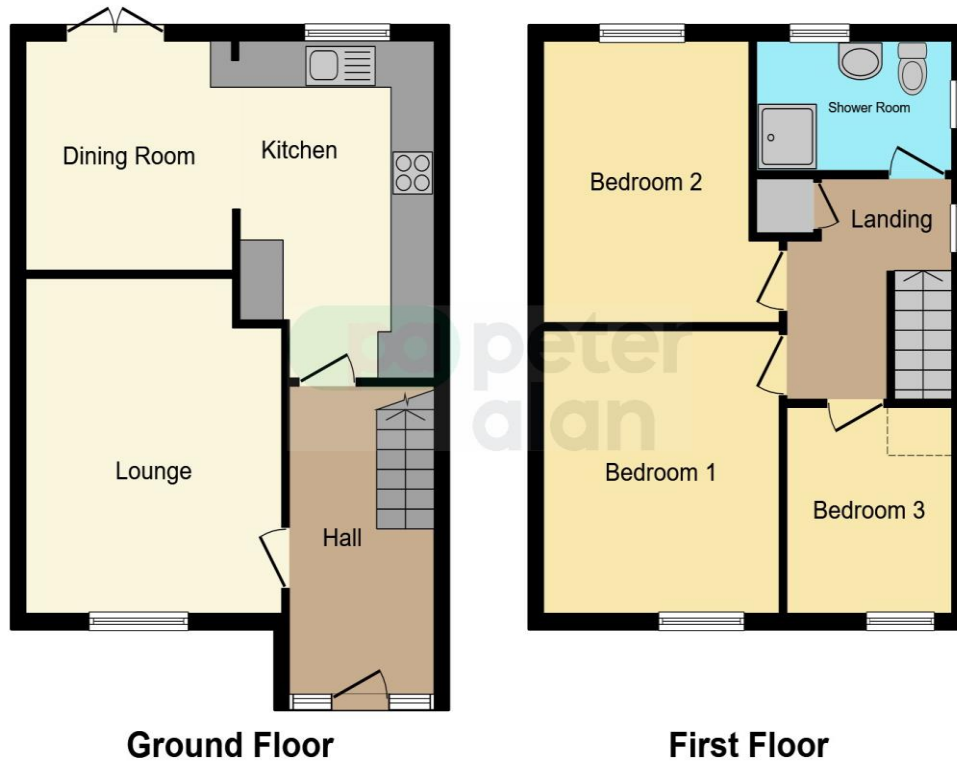
To the front of the property the lawned garden with footpath accessed via a pedestrian gate with gated side access leading to the rear garden

The rear garden has been designed with entertaining in mind with patio area leading off the kitchen/dining room. An area laid to lawn which has rose bush borders and an additional patio in sandstone at the foot of the garden

Garage and Parking

A gated entrance opens to the parking space to the rear which is in front of the garage both of which are accessed via a rear lane. The garage is accessed via an up and over door and has power connected.

Floorplan



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