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Yr Efail, Treoes, Vale of Glamorgan  
£695,000

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## About the property

This extended detached, high specification family home located in the highly sought after Vale Village of Treoes offers generous living accommodation throughout and is finished to a very high standard throughout with an abundance of bespoke features.

The accommodation comprises of a large, welcoming living hallway, a large bespoke kitchen with island and breakfast bar including top of the of the range integral appliances with a dining and family area. A handy utility room, downstairs wc, cosy living room with bio ethanol living flame fire and a fantastic multi use room currently used as a craft room/ home office.

To the first floor there is a modern family bathroom with double ended freestanding bath and shower cubicle, Four bedrooms with brand new fitted Sharps wardrobes, Juliet balcony and En suite to the master and Juliet balcony off bedroom two. Externally the property is positioned on a corner plot with a large front garden with two driveways, one leading to a double garage and a private, generous garden to the rear backing on to open countryside.

The Village of Treoes has an 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.

## Accommodation

### Entrance Hall

11' 9" x 14' 7" ( 3.58m x 4.45m )

Via composite part decoratively glazed electronically remote controlled front door with frosted glazed side panel, UPVC double glazed window to front. A large living hall with doors off to living room, utility room and kitchen/ family/ dining room, spindle staircase with oak balustrade to first floor. LVT flooring, remote controlled colour changing light, radiator

### Kitchen/ Family Room/ Diner

25' 1" x 17' 3" ( 7.65m x 5.26m )

UPVC double glazed window to front elevation with fitted blinds, Bifold doors to rear opening onto rear garden, a bespoke, individually designed high specification fitted kitchen with quartz work tops comprising of high gloss wall and base units, pull out larder cupboard, an integral tea and coffee station, an impressive central island/ breakfast bar, two NEFF hide and slide ovens, one NEFF combination microwave oven and one NEFF warming drawer, full length integral fridge and freezer, 900ml NEFF induction hob inset within the island with ceiling mounted extractor fan, pop up concealed power point, storage below island, ceramic FRANKE sink with hose , wine fridge, LVT flooring throughout, point for wall mounted Tv, sunken spot lighting, bespoke pendant lights over breakfast bar area, two radiators, ample space for table and chairs and seating, door to utility room

### Utility Room

11' 10" x 10' ( 3.61m x 3.05m )







UPVC stable door to rear, LVT flooring, sunken spot lighting, fitted high gloss base units with contrasting worktop, split stone effect tiled splashback, stainless steel sink with hose tap, space for dishwasher, radiator, space and shelving for a washing machine and tumble drier, door to Wc and hall

## Wc

UPVC frosted window to rear, stylish ceramic sink sunken within a high gloss vanity unit and counter top chrome mixer tap, split stone tiled splashback, low level wc with hidden cistern, heated towel rail, oak effect LVT flooring

## Living Room

14' 6" x 13' 5" (4.42m x 4.09m)

UPVC double glazed window to front elevation, light grey carpet, radiator, inset bio ethanol living flame fire, point for wall mounted TV, sliding doors opening on to multi use room currently used as a craft room/ home office

## Multi Use Room

Currently used as a craft room/ home office this room lends itself to many uses and would also make a perfect play room. UPVC double glazed window to front elevation, LVT flooring, sunken spotlighting, radiator, UPVC door to rear



## First Floor

Via carpeted staircase on to landing, light grey carpet, sunken spotlighting, loft hatch, doors to bedrooms and family bathroom

## Bedroom Two

21' 8" x 10' 9" (6.60m x 3.28m)

This large bedroom has a dual aspect allowing natural light to flow through, UPVC double glazed window to front with fitted blinds, UPVC double glazed, double doors with fitted blinds to rear elevation with glazed Juliet balcony overlooking the garden and surrounding countryside, light grey carpets, sunken spotlighting, radiator

## Bedroom Four

11' 3" x 9' 1" (3.43m x 2.77m)

UPVC double glazed window to front elevation, light grey carpet, radiator, built in wardrobe

## Family Bathroom

9' 7" x 6' 10" (2.92m x 2.08m)

This high specification bathroom suite comprises of a free standing double ended bath with free standing rainfall tap with shower hose, low level WC, recessed



wash hand basin with glass counter top, mixer tap, high gloss vanity unit below, wall mounted hand sensor, light up mirror with shaver point, heated towel rail, walk in shower cubicle with glazed enclosure, fully tiled walls, rainfall shower, sunken spotlighting, luxury " mosaic patterned" flooring, Obscure UPVC double glazed window to rear elevation.

## Bedroom Three

11' 4" x 8' 6" (3.45m x 2.59m)

UPVC double glazed window to front elevation with fitted blinds. Light grey carpets, radiator

## Bedroom One

21' 4" x 13' 8" (6.50m x 4.17m)

Incredibly spacious double aspect room with UPVC double glazed window to front with fitted blinds, sunken spotlighting, radiator, UPVC double glazed, double doors with glazed Juliet balcony overlooking the rear garden and the surrounding countryside, newly fitted Sharps wardrobes, circular vanity light changing cool to warm vanity mirror, door to en suite.

## En Suite

8' 7" x 6' 11" (2.62m x 2.11m)

UPVC obscure double glazed window to rear elevation, high specification suite comprising of, low level WC,



recessed ceramic wash hand basin with mixer tap, high gloss vanity unit below, wall mounted hand sensor light up mirror with shaver point, large walk in shower cubicle with glazed side panels, fully tiled walls, multi setting duel shower with hand held shower attachment, sunken spotlighting, heated chrome towel rail., luxury vinyl flooring

## External Front

Positioned on a corner plot with a large grassed front garden, driveway leading to double garage with an electric door to one side and a manual door to the other, power and lighting and a built in store, additional driveway, pathway to front door

## External Rear

A large, private, enclosed rear garden with decorative paving, a large decked area, perfect for outdoor furniture and grassed area backing on to open countryside with open views









**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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