



West Hall, West Aberthaw

guide price £325,000 - £350,000

- Four double bedroom townhouse with Paddock and Super Fast Broadband (FTTP)
- Two Reception rooms plus modern kitchen and separate utility room
- Two En-Suites, family bathroom and Cloakroom
- Low Maintenance rear garden, three parking space and being sold with no onward chain
- EPC Rating: C



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About the property

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Peter Alan, Cowbridge present this rare chance to acquire a generous four double bedroom, three-storey townhouse complete with paddock, set in the semi-rural area of West Aberthaw in the Vale of Glamorgan. Once part of the original West Hall Country Manor, the home is one of just eight properties converted into unique dwellings during the early 2000s. Boasting excellent storage options, the ground floor features a cloakroom, a lounge with a log burner, and a separate dining area. A bright and modern kitchen, replaced in 2016, sits beside a practical utility room. The first floor offers two double bedrooms including the master with its own en-suite, along with a family bathroom. On the second floor are two further bedrooms, one of which benefits from an en-suite that is also accessible via the landing. The sun-filled rear garden, fully redesigned in 2021, is low-maintenance with black slate paving and timber fencing. Outside, communal areas are well kept and maintained via a monthly residents' fee. A sweeping gravel driveway with dual entrances adds to the grandeur, along with parking for three cars. The home also includes a large paddock—ideal for a pony, chickens, or simply a safe, open space for children or grandchildren. Being sold with no onward chain,





Location

With its semi rural location this wonderful home has the benefit of an extremely convenient location, with the Heritage coastline and beaches a short distance away but with excellent road links. St Athan is a short distance away and offers a plentiful source of amenities and excellent schooling where also a 15 minute drive you can arrive in the market town of Cowbridge where you will find an array of boutique style shops and restaurants. It is also perfectly positioned to access to Cardiff, Rhosneigr, Bridgend and Cowbridge via local routes and the railway at Llantwit Major.

Ground Floor Entrance Hall

Enter through front door in to the hallway. Laminate flooring. Hooks for coats. Staircase leading to the first floor. Understairs cupboard. Radiator. Doors leading to cloakroom, dining room and lounge

Cloakroom

Continuation of the laminate flooring. Low level w.c and corner wash hand basin. Extractor fan and alarm panel

Lounge

16' 1" x 16' (4.90m x 4.88m)

A bright and spacious room with a feature log burner being the focal point in this room. A continuation of the laminate flooring. Window with deep sill to the rear aspect. Radiators. Glazed double doors leading to

Dining Room

11' x 8' 1" (3.35m x 2.46m)

Continuation of the laminate flooring. Window with deep sill to the front aspect. Radiator

Kitchen

3' 5" x 7' 2" (4.09m x 2.18m)

Bursting with natural light, with large windows including sky light in to the vaulted ceiling and double doors leading to the rear garden. The kitchen, from Howdens in "Pebble" was replaced in 2016 with feature leather handles and solid oak work surfaces with matching breakfast bar. Space for fridge and freezer, microwave and dishwasher. Belfast

sink with a modern pull down hose tap in chrome. An "AEG" induction hob and chimney cooker hood over in black. Integrated oven. Spot lights and door leading to

Utility Room

6' 5" x 5' 9" (1.96m x 1.75m)

Laminate flooring. Further base cupboard with space for washing machine and dryer. Stainless steel sink set in work top. Oil fired central heating boiler. Window to the rear aspect

First Floor Landing

Door to airing cupboard housing hot water tank and some additional storage. Doors leading to two double bedrooms, plus family bathroom and a further staircase leading to the second floor

Master Bedroom

16' 2" x 9' 1" (4.93m x 2.77m)

A good sized master bedroom. Two windows overlooking fields to the rear aspect. Laminate flooring. Two double and one single built in wardrobes. Radiator. Door to

En-Suite

Fitted with a fully tiled enclosed shower cubicle. Wash hand basin and low level w.c Vinyl flooring. Vanity mirror. Extractor fan

Bedroom Four

10' 6" x 9' 3" (3.20m x 2.82m)

Another good size double bedroom, currently used as a home office. Laminate flooring. Radiator and window with deep sill overlooking the front aspect

Family Bathroom

Fitted with a three piece white suite. Comprising bath, w.c with concealed cistern, wash hand basin with large vanity mirror. Vinyl flooring, radiator and extractor fan

Second Floor Landing

Doors to all second floor rooms plus loft hatch. With laminate flooring.

14' 1" x 10' 7" (4.28m x 3.23m)

Floorplan



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