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**Tudor Bungalow Ystradowen, Ystradowen Cowbridge**

**offers over £550,000**

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## About the property

Rare to the market and offered with no forward chain is this true detached bungalow located within the village of Ystradowen, Vale of Glamorgan.

The Bungalow occupies a large plot of approx 0.5 acres and offers an abundance of potential to re configure and re develop subject to the appropriate planning permissions and consents.

Internally there is a 20 ft living room overlooking the large front garden, two double bedrooms, an additional reception room overlooking the large rear garden, kitchen and family bathroom. In addition to this there is a large attic area which could be converted subject to planning providing further scope.

Externally there is a large driveway which extends beyond the property via gates onto a sizable driveway behind with space for several vehicles and access to the detached double garage. There is a large lawn to the front and to the rear there is a expansive garden which is enclosed by mature trees offering potential to extend or develop.

The Village of Ystradowen is situated just a short drive away from the bustling market town of Cowbridge with an array of shops, restaurants and a Comprehensive School and is also a short drive away from Pontyclun where there is a park and ride station with direct links to Cardiff and Swansea. Also

## Accommodation

### Entrance

Via the rear onto kitchen UPVC double glazed window to rear, UPVC obscure glazed door to rear

### Kitchen

11' 3" x 6' 2" ( 3.43m x 1.88m )  
Fitted with matching wall and base units with contrasting worktop space above, stainless steel sink, space for oven, space for free standing fridge/ freezer, vinyl flooring, archway onto sitting room, radiator, loft hatch with ladder allowing access to a large roof space

### Sitting Room

11' 4" x 10' 11" ( 3.45m x 3.33m )  
UPVC double glazed double doors opening on to rear patio area, radiator, carpets, coving, door to inner passageway

### Inner Hallway

Offering access to bedroom one, two, bathroom and living room, radiator, carpets, storage cupboard

### Bedroom Two

15' 5" x 12' 11" ( 4.70m x 3.94m )  
UPVC double glazed window to side elevation and rear which overlooks the rear garden, radiator

### Living Room

20' 10" x 12' 4" ( 6.35m x 3.76m )  
UPVC double doors opening on to the front patio area, UPVC double glazed window to front and side elevation,





radiator x 2, coving, carpets, obscure double doors opening into bedroom One

### Bedroom One

15' x 12' 5" ( 4.57m x 3.78m )  
UPVC double glazed window to front elevation, coving, radiator, obscure glazed double doors that open onto living room

### Family Bathroom

11' 4" x 5' 6" ( 3.45m x 1.68m )  
UPVC obscure double glazed window to the rear, wash hand basin, low level WC, walk in shower cubicle with shower above, wall mounted combination boiler

### External Front

A large, expansive front garden laid to lawn with driveway with turn head to side that extends past the property onto the rear driveway via gates, patio area to frontage and side access.

### External Rear

A large rear driveway with access to the double garage, provision already in situ for an electric cable to be fed to the double garage to supply power, a very large lawn area enclosed by mature trees, steps up to



the elevated patio area with wrought iron handrail which overlooks the rear garden and provides access to the property.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.