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1926 - 2026

Ty Uchaf, Moulton

Barry

Guide Price **£795,000**

Ty Uchaf

Moulton, Barry

A large five bedroom detached 'chocolate box' cottage, situated in a peaceful semi-rural Vale Hamlet, yet offering excellent commuting options.

Council Tax band: I

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- Generous sized living and bedroom accommodation.
- A wealth of character features.
- Peaceful semi rural hamlet offering excellent commuting options.
- Ample off-road parking and detached treble garage with loft room above.
- Gardens front and rear.
- Vacant possession and no ongoing chain.
- Viewing is highly recommended.
- Beautiful detached cottage.

Directions:

From Cowbridge travel east along the A48, After passing through Bonvilston, at the traffic lights turn right onto Five Mile Lane signposted Barry. Take the second exit right signposted Moulton, Follow this road towards the hamlet where Ty Uchaf, is the first property on the right hand side.



Please note: Some images have been digitally staged with furniture and decorative items to help illustrate the potential layout and presentation of the property. These images are intended for marketing purposes only and may not reflect the property's current condition or contents

Ty Uchaf is a charming five-bedroom detached cottage situated on the periphery of Moulton, a peaceful semi-rural hamlet which offers excellent commuting options into the Vale of Glamorgan and Cardiff.

This character-filled property offers generous-sized living and bedroom accommodation, ideal for a large or growing family. The accommodation briefly comprises an entrance porch leading into a reception **HALLWAY** (12'3" x 16'2"), which boasts flagstone floors, exposed ceiling beams, painted stonework to all walls, flagstone-laid spiral stairs rising to the first floor, and a double-sided wood-burning stove set within an original inglenook-style fireplace with bread oven, shared with the neighbouring sitting room.

The **SITTING ROOM** (27'1" x 16'6") is dual aspect, with two windows to the front, plus part-glazed French doors and a window providing access to and views over the rear garden. The room also features painted stonework to all walls, visible roofing timbers and partly exposed floorboards. On the opposite side of the reception hall is the **LOUNGE** (16'6" x 35'9" max). This large reception room, with an exposed stone central fireplace and double-sided wood-burning stove, could easily be subdivided into two rooms should prospective purchasers wish. This triple-aspect room also features painted ceiling beams and flagstone-laid spiral stairs rising to the first-floor accommodation.

The substantial 25' long, triple-aspect **KITCHEN/BREAKFAST ROOM** (18'11" x 25') has windows and pedestrian doors to both sides together with a further window to the rear. Exposed flagstone-laid floors and visible roofing timbers complement a four-oven AGA cooking range and a bespoke range of base and wall-mounted kitchen units with hardwood and marble work surfaces. The kitchen also benefits from an integrated fan-assisted oven with a four-burner gas hob above, together with space and plumbing for additional white goods. Off the kitchen is a ground-floor **CLOAKROOM** housing a white two-piece suite.

The stairs within the hallway lead to the extended first-floor landing with **STUDY AREA**. The property offers five bedrooms. Bedrooms 1, 2 and 4 are located at the front of the property, enjoying countryside views.

BEDROOM ONE (15'10" x 16'6") is dual aspect and has exposed beamwork to the vaulted ceiling. It benefits from an **EN-SUITE SHOWER ROOM** (10'5" x 5'4") with a white three-piece suite including a shower cubicle with mains shower, fitted low-level WC with hidden cistern, and wash hand basin with white bevelled tiling.

BEDROOM TWO (16'6" x 21'2") is triple aspect. It has flagstone spiral stairs leading down to the lounge, benefits from a built-in wardrobe cupboard and also features exposed beamwork to the vaulted ceiling.

BEDROOM THREE (11' x 19'8"), with two windows to the front, benefits from an **EN-SUITE SHOWER ROOM** with a white three-piece suite and white bevelled tiling.

BEDROOM FOUR (9'1" widening to 14'8" x 10'5"), also triple aspect, enjoys views over the rear garden.

BEDROOM FIVE (13'8" x 8') has a window to the side.

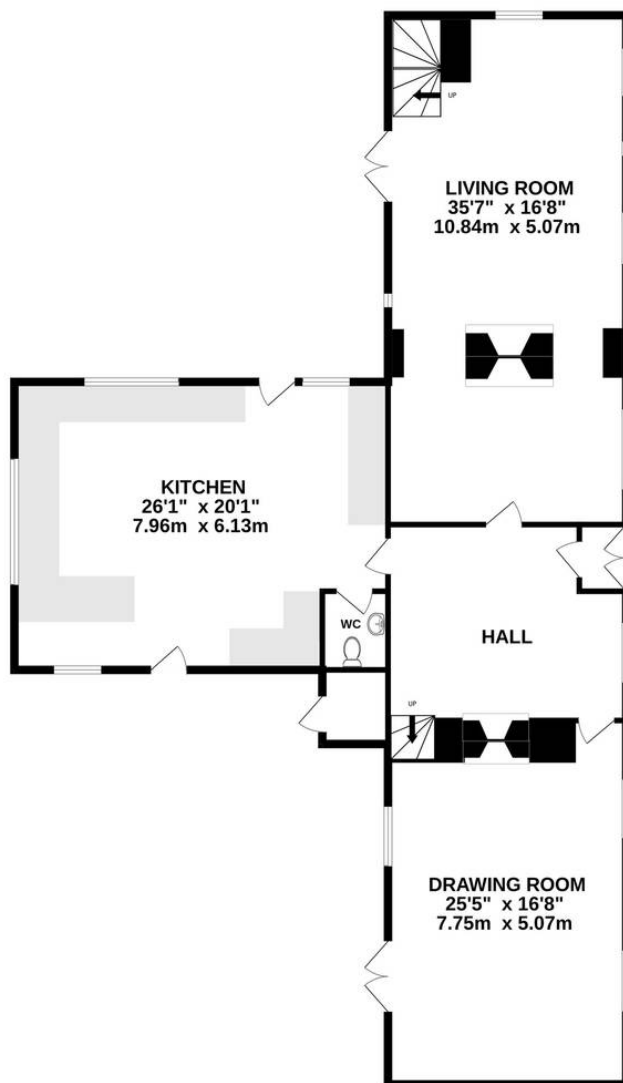
The impressive **FAMILY BATHROOM** (7'10" x 13'6") is appointed with a white five-piece suite which includes a contemporary freestanding roll-top bath, a fully tiled shower cubicle with rainfall shower, 'his and hers' sink units, a low-level WC and full tiling to the floor and walls.

Ornate wrought-iron double gates lead onto a cobbled driveway, which in turn leads to a large parking area and the detached triple garage with loft room above. To the front of the property is a lawned garden bordered by stone walling, with mature trees and privet hedgerow flanking the central paved pathway. Flagstone-laid patio areas extend from both sides of the kitchen/breakfast room, with steps leading up to a lawned garden.

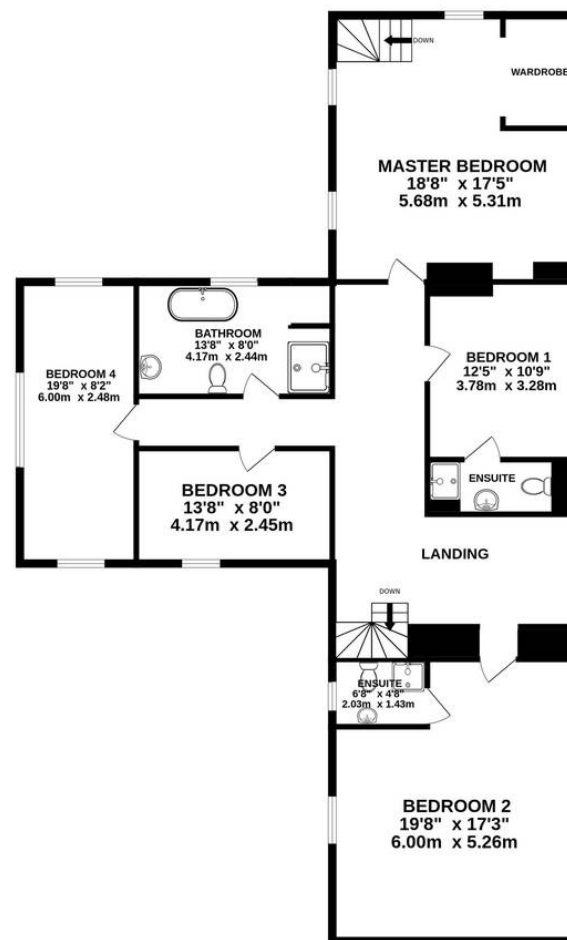




GROUND FLOOR
1709 sq.ft. (158.8 sq.m.) approx.



1ST FLOOR
1515 sq.ft. (140.7 sq.m.) approx.



TOTAL FLOOR AREA : 3224 sq.ft. (299.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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