



## Brook Cottage, offers in excess of £325,000

- Stylish and immaculately maintained detached two-bedroom home in popular Vale village of Treoes
- Flexible living over three levels including cinema room/ gym and luxurious basement bathroom and sauna
- Modern kitchen/dining area, two generous bedrooms, and private, enclosed gardens



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## About the property

Tucked away in the charming village of Treoes, in the heart of the Vale of Glamorgan, Brook Cottage is a truly exceptional detached home that offers stylish, versatile living over three thoughtfully designed storeys. With two spacious double bedrooms, multiple reception areas, a striking basement cinema room, and a luxurious bathroom complete with a sauna, this home blends traditional character with contemporary comforts.

Positioned in a well-connected location, Brook Cottage has been meticulously maintained and stylishly upgraded to provide a "move-in ready" experience. The living space is bright and welcoming, with seamless flow from room to room - ideal for both relaxing and entertaining. Outside, a private enclosed garden, while a generous driveway offers convenient off-road parking.

A rare find in one of the Vale's most desirable villages, Brook Cottage combines rural charm with modern luxury and should not be missed.



## Ground Floor Open Hallway

PVC double glazed main entrance door in to the open hallway. Wood effect flooring with underfloor heating. Glazed and oak panel internal doors throughout. Wall mounted alarm and control unit. Spotlights. Double doors through to lounge. Door to basement level accommodation and cloakroom. Open plan to kitchen / dining room

## Cloakroom

Fitted with a two piece suite comprising of low level macerator w.c, wash hand basin with mixer tap set in a vanity unit. Fully tiled walls, illuminated mirror. Wood effect flooring with underfloor heating. Wall mounted thermostat, extractor fan and spotlights.

## Open Plan Kitchen /Dining Room

23' 2" x 12' 10" ( 7.06m x 3.91m )

Stretching the full depth of the home, this space offers a blend of style and practicality. The kitchen at the front is fitted with sleek, contemporary units and high-end appliances including a 'Smeg' hob, double oven, microwave, and fully integrated fridge, freezer, dishwasher, and washing machine. To the rear, the dining space opens through double doors onto the private side garden - ideal for alfresco meals or morning coffee. Built-in storage and a wall-mounted flat-screen TV complete this multi-functional room.

## Lounge

17' 8" x 11' 6" ( 5.38m x 3.51m )

Bright and spacious, the principal living room also runs the full length of the home, with dual-aspect light through a large front window and double doors to the rear garden. This cozy room is enhanced by a built-in sound system and mounted flat-screen TV, perfect for both quiet evenings in and entertaining guests.

## Basement

Accessed via an illuminated staircase from hallway.

### Basement Hallway

Large storage cupboard plus understairs storage. Inset ceiling spotlights. Tiled floor with under floor heating. Wall mounted thermostat. Smoke alarm. Oak doors to rooms

## Bathroom / Sauna

Replaced in 2020. Think boutique hotel, this bathroom oozes quality. Fully fitted contemporary bathroom with fully tiled walls and floor with under floor heating. 4 piece bathroom suite with macerator wc with enclosed cistern, hand wash basin with mixer tap set in fitted vanity unit. Free standing roll top bath. Fully tiled walk in shower fitted with a Unichrome by Triton, multijet power shower. Vanity mirror. Chrome heated towel rail. Inset ceiling spotlights. The four seater "Zoki" sauna is fitted with illumination and infrasat wall heater. Glass entrance door

## Cinema Room /Home Gym

This versatile room is fitted with a transparent projector screen, Wired for surround sound. Highly polished resin flooring and sun gazing mood effect lighting. Under floor heating. Wall mounted thermostat.

## First Floor

Accessible from illuminated carpeted (with protected hardwood underneath) staircase from kitchen/ dining room.

## Landing

Inset ceiling spotlights. Floor level loft access. Double glazed Velux window to rear. LED skirting lighting.

## Wc

Fitted with a two piece suite in white comprising close coupled wc with push button flush. Wall mounted hand wash basin with monobloc mixer tap. Part tiled walls. Extractor fan. Inset spotlights.

## Bedroom One

13' 10" max x 9' 6" max ( 4.22m max x 2.90m max ) With restricted head height due to pitch of the roof. Double glazed window to side aspect. Floor level and ceiling attic entrances. Two fitted wardrobes by Hammond's. Radiator. Fitted carpet. Inset ceiling spotlights.

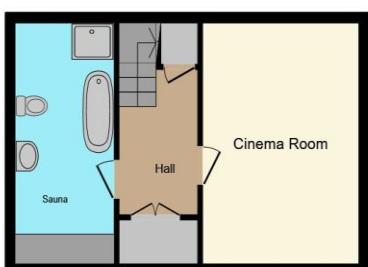
## Bedroom Two

13' 9" x 9' 5" ( 4.19m x 2.87m ) Double aspect room with double glazed Velux window to front, double glazed window to rear. Radiator. Fitted carpet. Recessed storage. Inset ceiling spotlights. Wardrobe to remain

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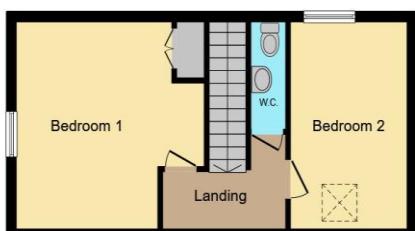
## Floorplan



Lower Ground Floor



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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