



 4  2  3

Cherry Tree Bungalow, Ystradowen Cowbridge

offers in excess of £475,000

 **peter
alan**

01446 772857
enquiries@pablack.co.uk



About the property

1950's built detached bungalow improved by the current owners offering generous and versatile living space within the heart of the Village of Ystradowen. The ground floor offers a welcoming hall with parquet flooring, living room with log burner, two double bedrooms, contemporary kitchen, dining room with French doors leading to the rear garden, study and family bathroom to the ground floor and two bedrooms to the first floor with en suite shower to one, pitched and beamed ceilings and countryside views to the rear. Externally, the property boasts a summer house converted from a garage with power and lighting, separate WC and French doors leading to a decked seating area. The private, landscaped rear garden offers various seating areas and a lawn with mature trees. To the front of the property is an extensive parking area for up to four cars. Step outside to enjoy a network of scenic footpaths, perfect for field and woodland walks. Just down the road, you'll find the charming and well-regarded White Lion pub, the village hall, a Petanque court, a multi-use games area, and a children's playpark. Ystradowen is a sought-after Vale of Glamorgan village, known for its strong sense of community, excellent local schools, and transport links. With easy access to Cowbridge, the heritage coast, Pontyclun, and the M4, it's a location that perfectly balances rural charm and modern convenience.

Accommodation

Hallway

Spacious and welcoming hall entered via wooden front door with matching side panels, doors leading to two bedrooms, living room, kitchen and bathroom, stairs leading to the first floor, radiator, parquet flooring.

Living Room

15' 1" (Max) x 12' 4" (4.60m (Max) x 3.76m)

UPVC double glazed window to front, fireplace with log burner, radiator, parquet flooring.

Kitchen

12' 5" x 11' 2" (3.78m x 3.40m)

Contemporary kitchen with units to base and wall height, with one housing the combination boiler, wooden worktops inset with Belfast sink and drainer, space for range cooker, extractor hood, tiled splash backs, integrated dishwasher, space for fridge / freezer, space and plumbing for washing machine, door to dining room, tiled flooring.

Dining Room

13' 11" x 11' 10" (4.24m x 3.61m)

UPVC double glazed French doors leading to patio area, UPVC double glazed window overlooking the rear garden, radiator, door to study, real wood flooring.

Study

11' 11" x 7' 7" (3.63m x 2.31m)

UPVC double glazed windows to rear garden and front of property, radiator, real wood flooring.





Bedroom One

12' 6" (Max into recess) x 12' 5" (3.81m (Max into recess) x 3.78m)
UPVC double glazed window to front, fitted wardrobes, radiator, parquet flooring.

Bedroom Two

11' 3" x 9' 11" (3.43m x 3.02m)
UPVC double glazed window to rear, radiator, parquet flooring.

Bathroom

UPVC double glazed obscured window to rear, bath with shower attachment over, shower cubicle with tiled surround, remaining walls tiled to half height, pedestal wash hand basin, WC, tiled flooring.

First Floor Landing

Carpeted, doors leading to bedrooms three and four.

Bedroom Three

16' 11" (Max) x 9' 2" (5.16m (Max) x 2.79m)
Velux window with countryside views, integrated storage, door to en suite, radiator, carpeted.



En Suite

Shower cubicle, wash hand basin, WC, tiled walls and flooring.

Bedroom Four

15' 11" (Max) x 8' 11" (4.85m (Max) x 2.72m)
Velux window with countryside views, eaves storage, radiator, carpeted.

Front Garden

Access via a shared driveway which then extends across the front of the bungalow to a generous parking area. Gate leading to the rear garden.

Rear Garden

Thoughtfully landscaped mostly laid to lawn and offering various patio and decked seating areas, mature trees, storage shed, wood store, cold water tap, access to the summer house and gate leading to the front of the property.

Summer House

Previously a garage, converted by the current owners. UPVC double glazed French doors with side panel leading out to decked seating area, wood effect floor,



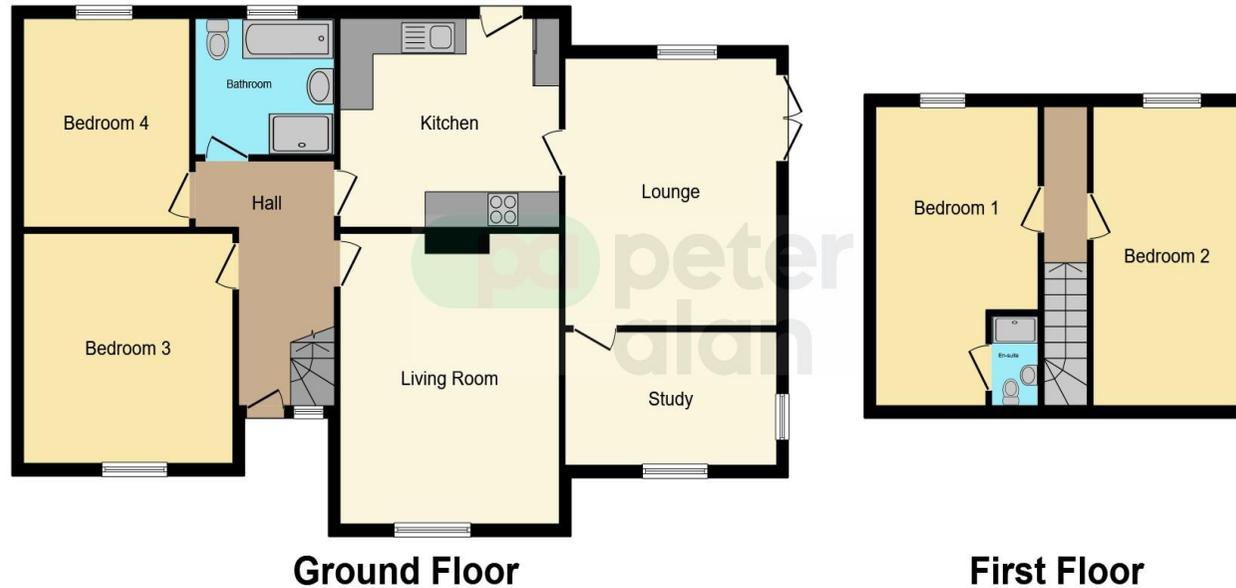
power and lighting. Door to WC with UPVC double glazed obscured window to side, push button WC, pedestal wash hand basin, tiled flooring.





01446 772857

enquiries@pablack.co.uk



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

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

