

18 Tair Onen

Cowbridge, CF71 7UA

Offers In Excess Of £899,950

HARRIS & BIRT

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An impressive and beautifully presented five-bedroom, semi-detached, residence, set within approximately 1.5 acres of gardens and grounds, featuring a substantial rear extension, swimming pool and a charming detached one-bedroom timber lodge.

Occupying a delightful setting on the outskirts of the highly regarded market town of Cowbridge, 18 Tair Onen is an exceptional family home offering a wonderful combination of generous accommodation, contemporary comfort and extensive outdoor space. Beautifully maintained and presented in excellent order throughout, the property has been thoughtfully extended to create a spacious and versatile residence ideally suited to modern family living.

The original house has been enhanced by an impressive extension to the rear, providing additional accommodation and contributing to the property's generous proportions and overall appeal. The interiors are presented to an excellent standard, creating a welcoming and comfortable environment with a sense of quality and attention to detail throughout. With five bedrooms, the accommodation offers considerable flexibility for growing families, visiting guests or those requiring dedicated space for home working.

A particularly appealing feature of 18 Tair Onen is its extensive gardens and grounds, extending to approximately 1.5 acres. These provide a wonderful sense of space and seclusion, creating an attractive setting for the house and offering excellent opportunities for outdoor entertaining, recreation and family enjoyment.

The inclusion of an outdoor swimming pool further enhances the property's lifestyle appeal, providing a superb facility for relaxation and leisure within the privacy of its own grounds.

Complementing the principal residence is a charming detached timber lodge, incorporating one-bedroom accommodation. This delightful addition offers considerable versatility, whether utilised for visiting family and friends, independent guest accommodation or other ancillary purposes.

- Attractive Semi-Detatched Property
- Close Proximity to Cowbridge
- Set in Circa 1.5 Acres of Gardens & Grounds
- Detatched One Bedroom Lodge
- Five Bedrooms
- Sizeable Family Accommodation
- Outdoor Swimming Pool and Pool Room
- EPC - TBC

Main Dwelling Accomodation

Ground Floor

Entrance Hall
The property is entered via a composite front door with inset, opaque glazed vision panel. Skimmed walls. Fitted picture and dado rail. Skimmed ceiling. Inset ceiling spotlights. Large-form tiled flooring in a graphite finish with fitted radiator behind decorative cover. Inset storage cupboard, great for shoes and cloaks.

WC
Two-piece suite comprising low-level dual-flush hidden cistern WC and fitted wash hand basin. Half clad walls. Further skimmed walls and ceilings with inset powder-coated aluminium window to rear elevation in opaque finish. Matching tiled flooring.

Sitting Room / Bedroom Five 13'8" x 19'11" (4.17m x 6.07m)
Good-sized sitting room with powder-coated aluminium window to front elevation. Half-clad walls with skimmed walls and ceiling. Coving. Inset spotlights. Oak laid flooring. Fitted radiator behind decorative radiator cover. 'Jotul' log-burning stove, housed on a glass hearth.

Study / Snug 8'6" x 17'4" (2.59m x 5.28m)
Through room providing range of powder-coated aluminium windows to side and front elevation. Skimmed walls. Coving. Skimmed ceiling. Wood laid flooring. Fitted radiator behind decorative radiator cover. Stairs lead down into kitchen/breakfast room.

Reception Room 9'8" x 20'2" (2.95m x 6.15m)
Currently housed as a kitchen/breakfast area but adaptable in terms of style due to the new extension currently in situ. A range of fitted wall and base units. Cream AGA in situ behind a fitted pelmet, with tiled splashbacks. Range of uPVC double glazed windows set into a uPVC extension to side elevation. Wood-laid herringbone-style flooring. Doorway leads through to kitchen/dining/living room.

Living Room 23'8" x 15'6" (7.21m x 4.72m)
Entered via aluminium double doors. Good sized principle reception space with powder-coated aluminium oversized doorway opening onto rear terrace. Further aluminium double-glazed window to rear elevation. Skimmed walls and ceiling. Coving. Wood block laid flooring. Clearview log-burning stove housed to wall in a decorative fireplace with red brick hearth and fitted mantel and surround.

Kitchen/Dining/Family Room 27'1" x 18'3" (8.26m x 5.56m)
Currently under construction and will form a wonderful open plan kitchen/living/dining space. Powder coated aluminium sliding doors to rear fully glazed. Inset freestanding log burning stove.

Stair Hall
Good-sized stair hall with access from both entrance hall and living room to a quarter-turn staircase leading up to first floor landing. Powder-coated aluminium sash window to side elevation, enjoying fantastic views. Staircase leading up to half landing with doors to bedroom three, four and a family bathroom.

First Floor

Bedroom Three 11'9" x 12'3" (3.58m x 3.73m)
Good-sized double bedroom with powder-coated aluminium sliding patio doors out onto roof terrace with wrought iron balustrade, overlooking the fields and countryside beyond. Skimmed walls with fitted picture rail. Coving. Textured ceiling. Wooden floorboards. Fitted radiator.

Bedroom Four 10'6" x 8'7" (3.20m x 2.62m)
Good sized single bedroom or dressing room deemed necessary. Matching double galzed aluminium window to rear elevation. Skimmed walls with fitted picture rail. Coving. Textured ceiling. Wooden floorboards. Fitted radiator.

Bathroom Three
Three-piece suite comprising mosaic tile-effect bath with chrome taps. Integrated chrome shower and showerhead attachment. Low-level WC and wall-hung wash hand basin with chrome mixer tap and under set vanity unit. Half mosaic-tiled walls throughout with skimmed ceiling, coving and inset LED spotlighting. Wood-effect oak-laid floor. Wall-hung heated towel rail.

Bedroom Two 8'10" x 15'1" (2.69m x 4.60m)
Another good-sized double bedroom with powder-coated aluminium window to front elevation. Attractive faux fireplace. Further skimmed walls and a papered feature wall. Built-in wardrobes. Skimmed ceiling with inset LED spotlighting. Wood effect flooring. Doorway to ensuite.

En-Suite Bathroom Two
Three-piece suite comprising wood panelled bath with integrated chrome shower tap and showerhead

attachment. Low-level WC and pedestal wash hand basin. Half timber-clad walls. Skimmed walls and ceiling. Fitted picture rail. Vanity unit at eye level with mirror. Matching wood-effect flooring.

Master Bedroom 8'9" x 12'2" (2.67m x 3.71m)

Good sized double bedroom with attractive features, comprising powder-coated aluminium secondary door opening onto roof terrace. Skimmed walls and ceilings with inset acoustic-clad wall housing TV. Powder-coated aluminium window to front elevation. Built-in wardrobes. Access to loft via hatch. Doorway to master ensuite.

Master En-Suite Bathroom

Three-piece suite comprising oversized walk-in shower cubicle with integrated electric shower and showerhead attachment. Pedestal wash hand basin. Low-level dual-flush WC. Fully tiled splashbacks with further skimmed walls, ceilings and fitted picture rail. Wood-effect flooring. Chrome heated towel rail.

Detached Lodge

Accommodation

Kitchen / Dining Room 16'6" (max) x 12'11" (max) (5.03m (max) x 3.94m (max))

Entered by a powder-coated aluminium, fully glazed front door with inset code lock panel. Opens into an open-plan kitchen/dining space with vaulted ceiling. Timber-clad walls. Range of powder-coated aluminium double glazed picture window overlooking the countryside beyond. Run of flush fronted, handleless dove grey wall and base units set under and over a marble-effect work surface with integrated sink and drainer, with chrome mixer tap and pull-down power facility. Induction two-ring hob and overhead extractor with Hisense EyeLine fitted microwave, flush fronted. Integrated fridge behind matching decor panel and integrated electric fan oven. Plenty of storage space. Electric heaters. Wood-effect flooring. Attractive chrome fitted light fitting. Doorway to inner hall.

Inner Hall

Two good sized storage cupboards, one housing the pressurised water cylinder. Further eyeline level storage housing the electric fuse board. Skimmed walls and ceiling with inset spotlighting. Wood-effect flooring. Doorway into;

Bathroom

Three-piece suite comprising panelled bath with integrated chrome shower and wall hung chrome shower attachment. Vanity unit with inset low-level, dual-flush hidden cistern WC and wall-hung wash hand basin. Three mirrored doors. Eyeline vanity unit housed to wall. Tiled splashbacks. Skimmed ceiling. Inset spotlighting. Tiled flooring in a graphite finish. Wall-hung chrome heated towel rail.

Bedroom 12'8" x 15'5" (max) (3.86m x 4.70m (max))

Good sized double bedroom with powder coated aluminium fully glazed door leading out to balcony terrace. Panelled walls with vaulted ceiling. Inset storage cupboard. TV housed to wall. Further powder-coated aluminium window looking over front courtyard. Power and lighting with fitted electric heating. Wood-effect flooring.

Outside

Gardens & Grounds

The property is accessed via pair of five bar wooden gates leading to front driveway laid to stone chippings. Mature shrubbery to front and side path, leads down to Timber Lodge. Paved path leads to the front of the property with patio paved steps down to lower tier with access to swimming pool. The swimming pool area is surrounded by artificial lawn . Pair of timber constructed garden rooms overlooking the pool area. Access from parking area down to the lodge is set to stone chippings, providing private access if used as guest space or AirBnB. Also leads down to access for field below which is a flexible space turfed and kept short. To the front of the lodge is a decked area with glass balustrades, providing space for outdoor table and chairs and a private space for any guests. There is further paths and steps around this area with mature decorative shrubbery and raised planters. To the rear of the property, there is also access directly into the woodland behind.

Services

Mains electric and water. Oil fired central heating. Cesspit drainage.



















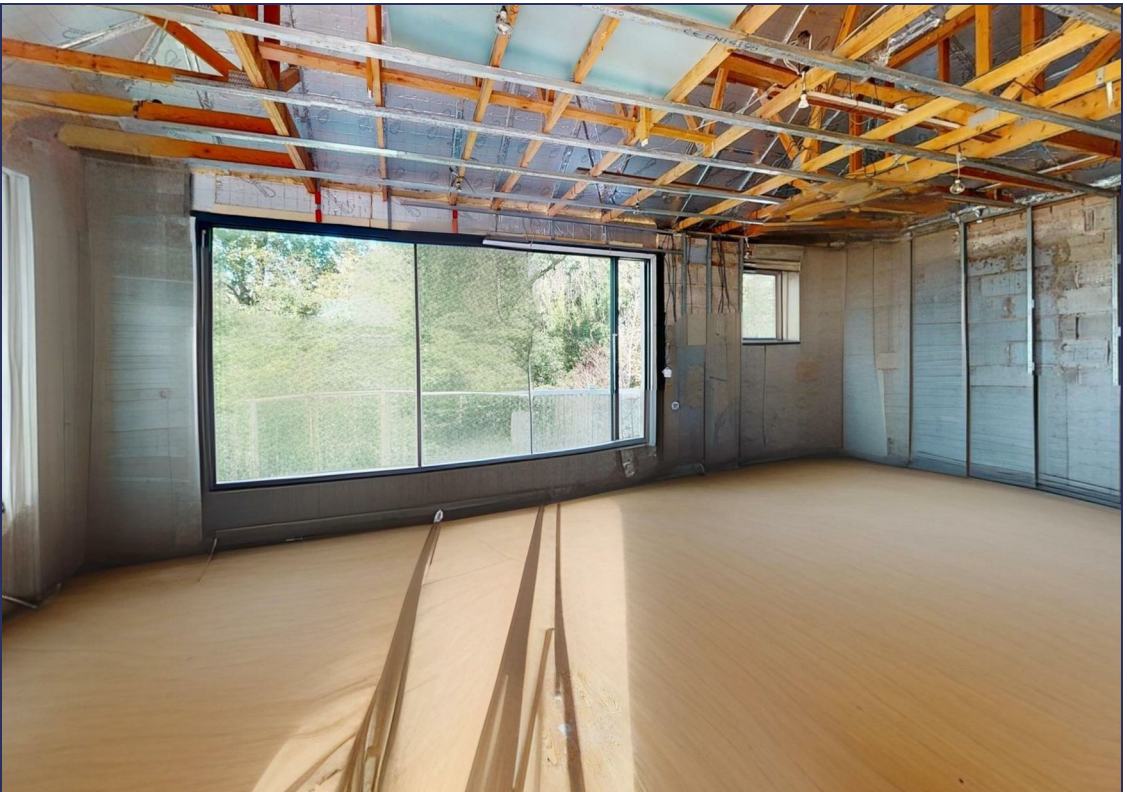

SPOOKY
SEASON











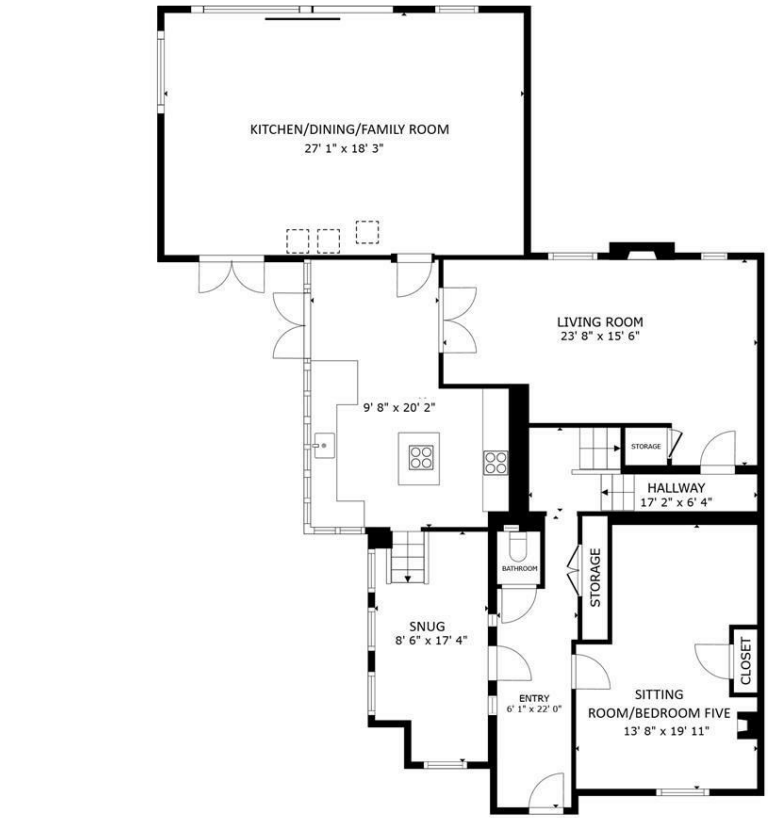




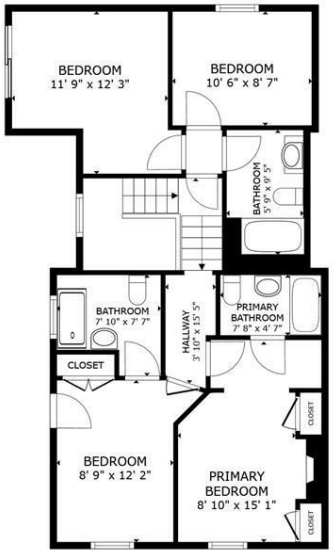








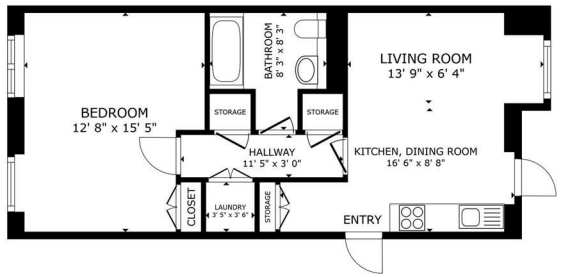
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,725 sq.ft. FLOOR 2 783 sq.ft.
TOTAL : 2,508 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR PLAN

Matterport

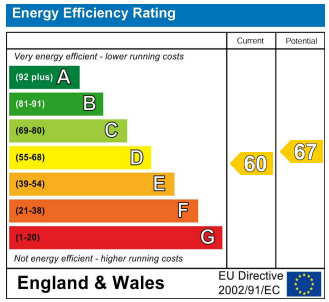
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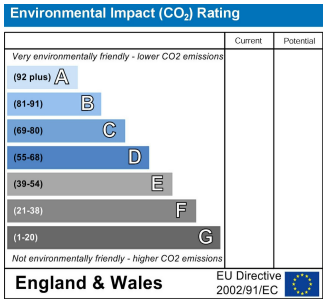
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