



12 Tyla Rhosyr

Cowbridge, CF71 7AU

Offers In Excess Of £525,000

HARRIS & BIRT



A spacious detached property situated in a peaceful cul-de-sac location just a short walking distance to Cowbridge town centre and all its amenities, as well as enjoying beautiful views across the market town and rural Vale of Glamorgan. Accommodation is found in immaculate condition and briefly comprises: entrance hall, living room, sitting room, study, dining room, kitchen, utility and WC to the ground floor. Upstairs offers three double bedrooms and a family bathroom. Outside enjoys the benefit of off road, driveway parking and pretty front and rear gardens enjoying far reaching views.

Cowbridge is a popular town with an extensive range of facilities. These include schooling of excellent reputation for all ages, a wide range of shops both national and local, sporting and recreational facilities including leisure centre, cricket club, bowls club, squash club, tennis club, rugby club etc. Cowbridge is an attractive market town situated in the heart of the rural Vale of Glamorgan with the Heritage Coastline just a few miles to the south. The good local road network brings major centres including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc all within comfortable commuting distance.

- Spacious Detached Property
- Four Reception Rooms
- Off Road Parking
- Walking Distance To Cowbridge High Street
- EPC Rating: tbc
- Three Double Bedrooms
- Pretty Landscaped Gardens
- Elevated Far Reaching Views
- Cowbridge Schools Catchment

Accommodation

Ground Floor

Entrance Hall 15'5 x 6'1 (4.70m x 1.85m)

The property is entered via solid front door with decorative glazed panels into hallway. Wood floor boards. Stairs to first floor. Radiator. Pendant ceiling light. Door to living room.

Living Room 19'4 x 10'9 (5.89m x 3.28m)

Large window overlooking front garden. Central feature fireplace containing open cast fire set on a stone hearth. Further window to side. Fitted carpet. Wall lights.

Sitting Room 13'11 x 14'7 (4.24m x 4.45m)

Two windows overlooking the rear garden. Freestanding log effect gas fire set on marble hearth. Decorative recess with glass shelving. Fitted carpet. Wall lights. Glazed door through to study.

Study 8'1 x 10'10 (2.46m x 3.30m)

Large window overlooking the front garden. Fitted carpet. Pendant ceiling light.

Dining Room 9'9 x 9'11 (2.97m x 3.02m)

French doors opening onto rear patio. Fitted carpet. Radiator. Pendant ceiling light. Decorative obscure glazed door through to kitchen.

Kitchen 9' x 17'10 (2.74m x 5.44m)

Modern fitted shaker style kitchen in white with features to include: a range of wall and base units set under and over granite effect worktops with undercabinet downlighting. Inset twin bowl sinks with curved mixer tap. Freestanding gas hob and oven

with stainless steel splashback and extractor hood over. Space for undercounter dishwasher. Tiled floor. Vertical radiator. Pendant ceiling light. Large window overlooking rear garden with countryside views beyond. Part wood, part obscure glazed door to utility.

Utility 6'7 x 12'8 (2.01m x 3.86m)

Decorative obscure glazed door to front. Part glazed door to rear. Plumbed for washing machine. Wall mounted Valliant gas combination boiler. Space for free standing fridge/freezer. Tiled floor. Wall mounted electric heater. Ceiling hung clothes pulley. Wall lighting. Door to WC.

WC

Two piece suite comprising low level WC and wall mounted corner wash hand basin with taps and tiled splashback. Recessed light cube. Tiled floor. Ceiling spotlight. Extractor fan.

First Floor

Landing 10'1 x 6'1 (3.07m x 1.85m)

Half turn stairs from ground floor. Fitted carpet. Built in book shelving. Obscure glazed window to side. Further steps lead up to landing. Loft access hatch. Radiator. Ceiling light. Doors to all first floor rooms.

Master Bedroom 17'6 x 11'1 (5.33m x 3.38m)

Large window overlooking the front offering elevated views across Cowbridge town. Range of fitted wardrobes with decorative doors. Fitted carpet. Radiator. Vanity unit containing countertop sink with mixer tap. Pendant ceiling light.

Bedroom Two 9'4 x 10' (2.84m x 3.05m)

Large window overlooking the rear garden offering far reaching countryside views. Double fitted wardrobes. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 7'9 x 10' (2.36m x 3.05m)

Large window overlooking the rear offering far reaching countryside views. Fitted wardrobe. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 5'9 x 6'1 (1.75m x 1.85m)

Modern fitted suite with features to include: a panelled bath, mixer tap, wall mounted Triton electric shower and folding screen. Vanity unit containing inset sink with mixer tap, low level hidden cistern WC and storage below. Obscure glazed window to side. Vinyl flooring. Fully tiled walls. Wall mounted vertical towel warmer. Pendant ceiling light. Extractor fan.

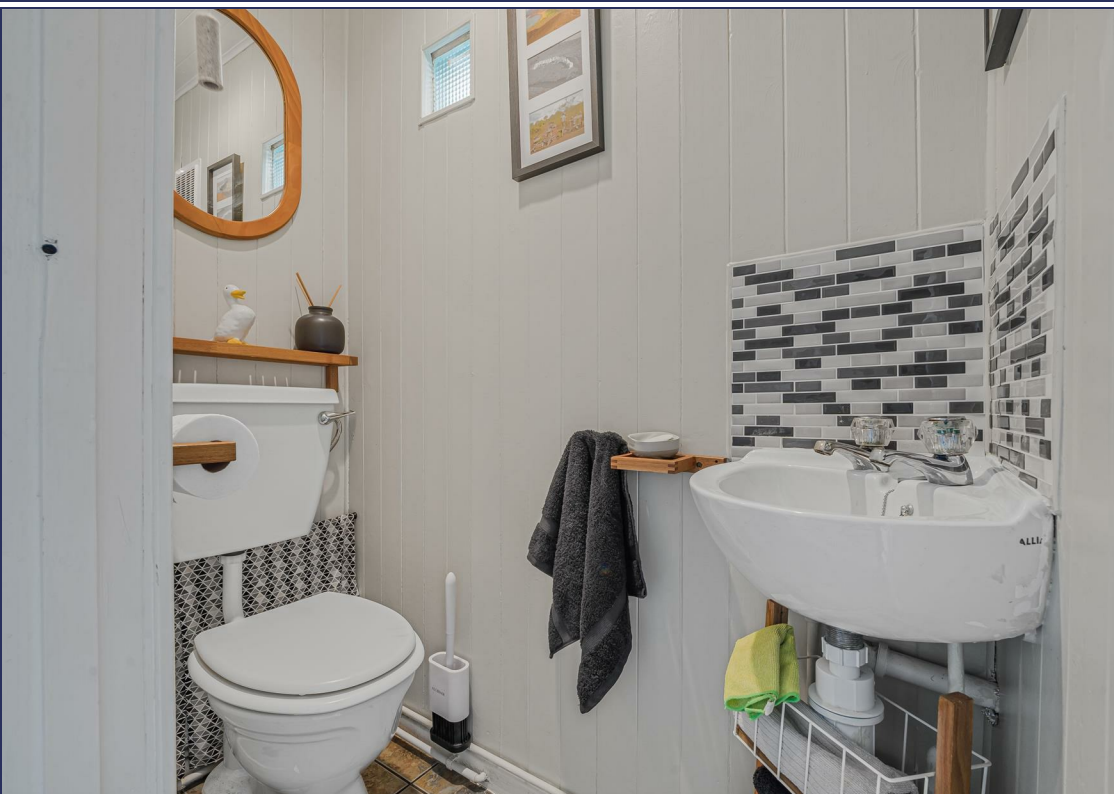
Outside

Off road driveway parking to the front laid to decorative chippings. leading to an enclosed porch with tiled floor and lighting. The front garden is landscaped and laid to decorative chippings for ease of maintenance with an abundance of shrubs, plants and flowers. and a well stocked pond. The rear garden is particularly pleasant with a south-westerly outlook, laid mainly to lawn with pretty well stocked planted borders. Paved patio with stone chipping path leading to a further area of patio. Mature cherry tree. Two timber sheds to remain. Outside tap.

Services

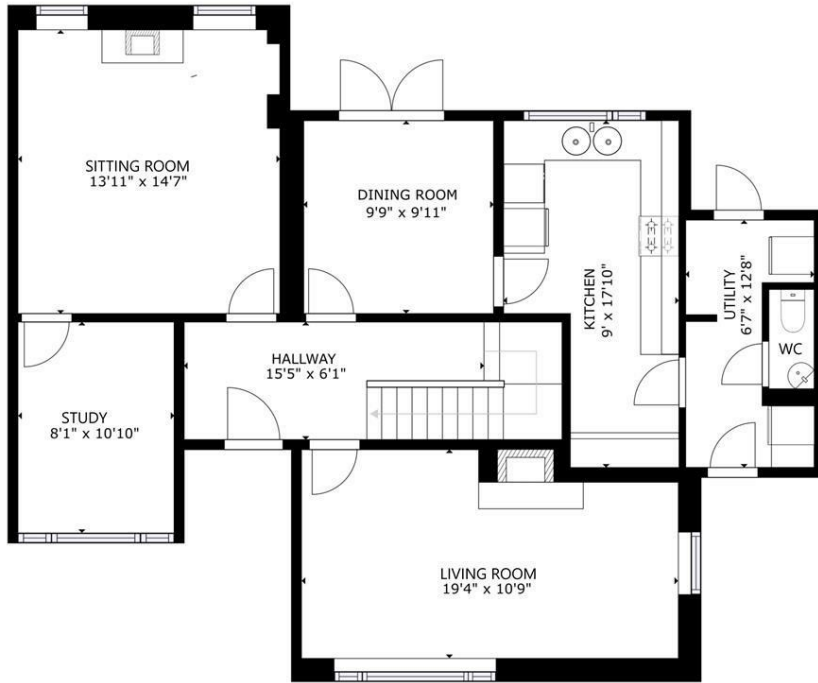
All mains services are connected to the property. Gas central heating via boiler housed to utility. UPVC double glazing throughout.



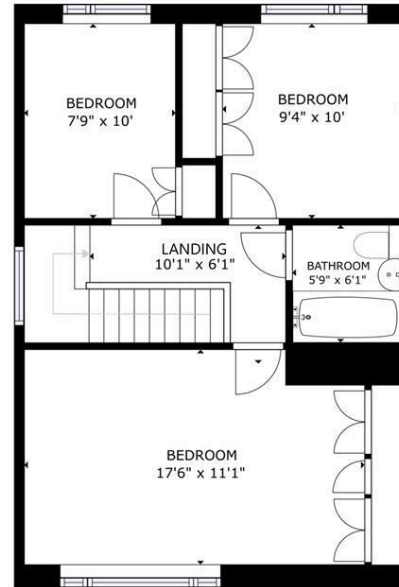








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 992 sq ft, FLOOR 2: 563 sq ft
 TOTAL: 1555 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
 65 High Street, Cowbridge, CF71 7AF
 01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
 359 Caerphilly Road, Cardiff, CF14 4QF
 02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

