



Parc Newydd, Treoes £440,000

- Significantly extended four-bedroom family home
- Exceptional kitchen / dining room with southerly aspect
- Four reception rooms offering flexible living space
- Principal bedroom with en-suite and family bathroom
- South-facing garden, driveway parking and integral garage
- EPC Rating: C



 4  2  4



About the property

This impressive modern family home has been significantly extended to create spacious, flowing accommodation that must be viewed to be fully appreciated. Positioned within the desirable village of Treoes, the property enjoys a south-facing rear aspect, ample parking and excellent access to well-regarded local schooling, including Llangan Primary and Cowbridge Comprehensive.

The ground floor is centred around a superb kitchen–breakfast room which spans the width of the property and opens effortlessly into further living spaces, providing flexibility for modern family life. The first floor offers four bedrooms, including a principal bedroom with en-suite, along with a stylish family bathroom. Externally, the property benefits from driveway parking, an integral garage and a private, enclosed rear garden with patio and lawn, backing onto open paddock land.



Entrance And Hallway

The property is entered via a front porch which opens into a welcoming hallway with staircase rising to the first floor and access to the principal ground floor rooms. Also access to cloakroom and doors leading to both the kitchen and the lounge

Lounge

A comfortable front-facing reception room providing a cosy yet generous space for relaxation. A large window to the front aspect, radiators and open plan to Dining area.

Dining Room

Open to the kitchen via a square archway, this dedicated dining area is perfectly positioned for family meals and entertaining.

Kitchen/ Breakfast Room

A standout feature of the home, this stunning kitchen-breakfast room enjoys a southerly aspect and runs the full width of the property. Finished with travertine tiled flooring, it offers a comprehensive range of units with solid granite worktops and a matching central island. Integrated appliances include a range cooker, wine fridge, dishwasher and microwave, with space for an American-style fridge-freezer. Patio doors open directly onto the south-facing garden.

Snug / Playroom

Accessed from the kitchen, this versatile space is currently used as a playroom but would equally suit use as a home gym or snug. It provides access to further rooms and the integral garage.

Home Office / Reception Room

Located to the rear of the property and enjoying garden views, this additional reception room works well as a home office, study or quiet sitting room.

Integral Garage

An internal garage accessed both from the driveway and internally from the house, offering secure parking or additional storage.

Principal Bedroom

A generous main bedroom positioned to the rear of the property, enjoying a southerly outlook over the garden. Fitted wardrobes remain and an en-suite shower room completes the space.

En-Suite

Well-appointed with contemporary fittings, serving the principal bedroom.

Bedroom Two

A spacious double bedroom located to the front of the property.

Bedroom Three

Another double bedroom suitable for family or guests.

Bedroom Four

A well-proportioned single bedroom, ideal as a child's room or additional study.

Family Bathroom

A modern family bathroom fitted with a contemporary suite, including a bath with shower over.

External

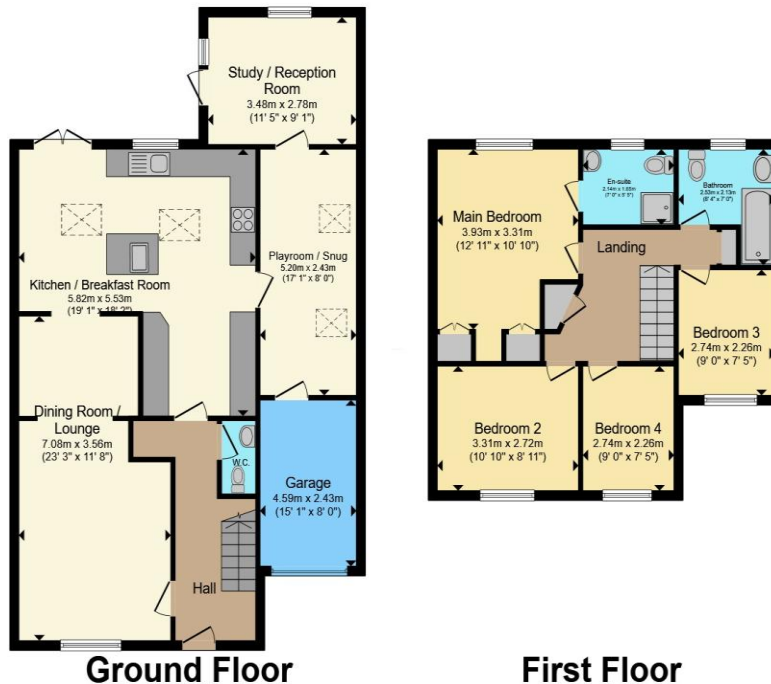
To the front of the property is a wide, tarmac driveway providing ample off-road parking, with steps leading to the front entrance and a roller shutter door to the integral garage.

The rear garden is fully enclosed and enjoys a sunny southerly aspect. It features a spacious paved patio ideal for outdoor dining, leading onto a level lawn.

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Floorplan



Total floor area 145.0 m² (1,561 sq.ft.) approx

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