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Rose Cottage
Treoes
The Vale of Glamorgan
CF35 5DH

Rose Cottage

Asking price **£385,000**

Charming stone-fronted, mid-link, three double bedroom character cottage, extended and modernised enjoying a delightful location in the heart of the village.

Pretty stone-built, extended, three double bedroom cottage

Open-plan dining and living room with woodburning fire, separate sitting room, modern fitted kitchen, utility room and downstairs shower room

Three generous double bedrooms and full bathroom with free standing bath and deep, separate shower

Double width parking bay with lengthy south facing front garden

Side lane access to additional store room/ workshop

Low maintenance, rear courtyard garden

Delightful position in the heart of the village

Early viewings recommended





Charming stone-fronted, mid-link, three double bedroom character cottage, extended and modernised enjoying a delightful location in the heart of the village. Entrance door with double glazed panel to DINING AREA, vaulted ceiling and feature double glazed window to front elevation, oak floor. Open-plan to LIVING AREA, original beams, recessed fireplace with wood burning fire, corner cupboard, original spiral staircase to first floor, matching oak floor. SITTING ROOM, oak floor, beamed ceiling and double glazed window to front elevation. REAR KITCHEN, extensive range of fitted Shaker style cupboards in a graphite colour with oak block worktops,

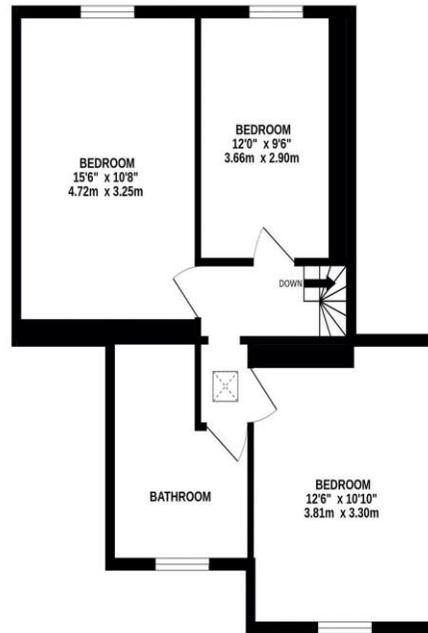
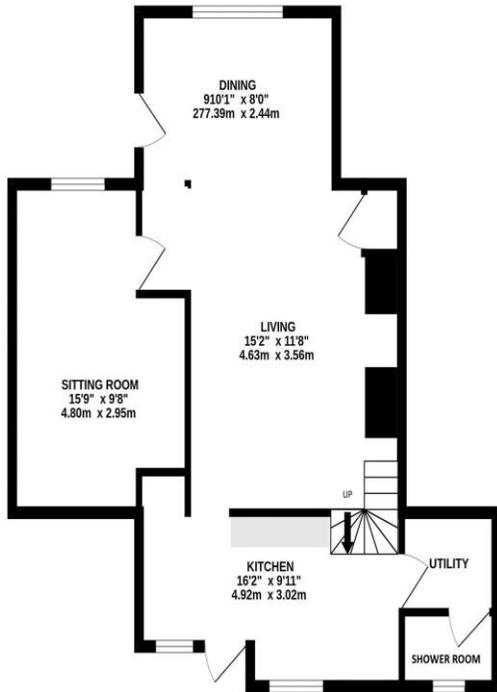
inset stainless steel one and a half bowl sink and drainer. Integrated fridge, freezer and dishwasher, cooking range and extractor to remain, double glazed window and door to rear garden, tiled floor. Part-glazed internal door to UTILITY ROOM, range of matching fitted cupboards with oak block worktop, space and plumbing for washing machine and tumble dryer. SHOWER ROOM, white suite including low level WC, wash hand basin on a vanity cupboard and quadrant shaped shower cubicle with mains shower attachment, 'Ideal' mains gas combination boiler, frosted double glazed window to rear elevation.

Original spiral staircase rises to LANDING, roof-light window. BEDROOM ONE, a particularly large double with cast iron bedroom fireplace and double glazed window to front elevation. BEDROOM TWO, further double room with high ceiling and pendant light, double glazed window to front. Double BEDROOM THREE with useful recess for free standing or fitted wardrobes, Upvc double glazed window to rear elevation. BATHROOM, contemporary white suite including free standing bath, low level WC, wash hand basin with vanity cupboard and deep, fully tiled shower cubicle with glazed entry door and mains shower attachment, tile floor and frosted double glazed window. Double width brick paviour parking bay with lengthy south facing front lawn, outside light and power.

Pathway to front door (which appears to extend into the neighbours garden, but we understand forms part of the title of Rose Cottage). A shared side lane gives access to a former garage, converted to a timber fronted STORAGE SHED which is included in the sale. The rear garden is enclosed by closed board fencing and is paved with artificial turf.

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Cowbridge office travel in a westerly direction filtering onto the A48 towards Bridgend. Continue along the A48 then turn right just before 'Crack Hill' and continue along this road without deviation into the village of Treoes. Continue on this road where you can find Rose Cottage on your right hand side, shortly after The Star public house.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band
EPC Rating C

Viewing strictly by appointment through
Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

