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Pinetrees Walston Road, Wenvoe CF5 6AW

The Vale of Glamorgan

£725,000

Pinetrees

From Culverhouse Cross, travel towards Barry passing through two sets of traffic lights. Proceed over the first roundabout then turn right at the second round about. Take the first right and immediate left and follow this lane onto Walston Road where Pinetrees will be found on the right hand side indicated by our For Sale board.

Spacious four bedroom home with dual aspect lounge, extended sitting room, mezzanine, kitchen/breakfast room, utility, dining room, cloakroom, en-suite and gardens with attractive views.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



An elegant and generously proportioned family residence, this impressive home combines refined living spaces with versatile accommodation, thoughtfully designed for both comfort and style.

The property is entered via a welcoming porch with ceramic tiled flooring, leading through an obscure glass panel door flanked by matching side panels into a striking ENTRANCE HALL. This central space sets the tone for the home, with a staircase rising to a gallery landing above and glazed doors opening into the principal reception rooms.

The LOUNGE is a beautifully appointed dual-aspect room, filled with natural light from a rear window and front-facing patio doors that open onto a paved terrace. A gas real flame fire set on a slate hearth provides a stylish focal point. Glazed double doors lead directly into the impressive SITTING ROOM, an outstanding extension that enhances the original footprint. This space enjoys a wonderful connection to the garden through multiple windows and features a raised working fireplace with a log store to the side. A staircase rises to a striking mezzanine reception area, which overlooks the sitting room below and benefits from bi-fold doors opening seamlessly onto the rear garden—creating an exceptional indoor-outdoor living experience.

The KITCHEN/ BREAKFAST ROOM is both practical and inviting, featuring a box bay window to the front and a comprehensive range of white base and wall-mounted units complemented by granite-effect rolltop work surfaces. There is ample space for a Range cooker with a fitted hood and stainless steel splashback, as well as integrated dishwasher provision. From here, doors lead into a versatile DINING ROOM, currently arranged as a studio, which enjoys direct access to the rear garden via patio doors.

Adjacent to the kitchen is a well-equipped UTILITY ROOM, offering additional storage with matching cabinetry, a Worcester gas-fired central heating boiler, and space and plumbing for white goods, along with a convenient rear access door. A ground floor CLOAKROOM, fitted with a white two-piece suite, completes the accommodation at this level.

Upstairs, a spacious gallery LANDING with loft access leads to four well-proportioned double bedrooms. BEDROOM ONE is particularly impressive, featuring a box bay window with far-reaching views over Wenvoe and the surrounding countryside, extensive fitted furniture, and a stylish EN-SUITE SHOWER ROOM with a contemporary three-piece suite and rainfall shower.

BEDROOMS TWO and FOUR are positioned at the rear, enjoying peaceful garden views, with bedroom four benefiting from built-in wardrobes. BEDROOM THREE, also with a box bay window to the front, shares the same delightful outlook as the principal bedroom.

The FAMILY BATHROOM is finished to a high standard, offering a white four-piece suite including a panel bath and a separate fully tiled shower enclosure with a mains-powered shower, complemented by ceramic tiled flooring and extensive wall tiling.

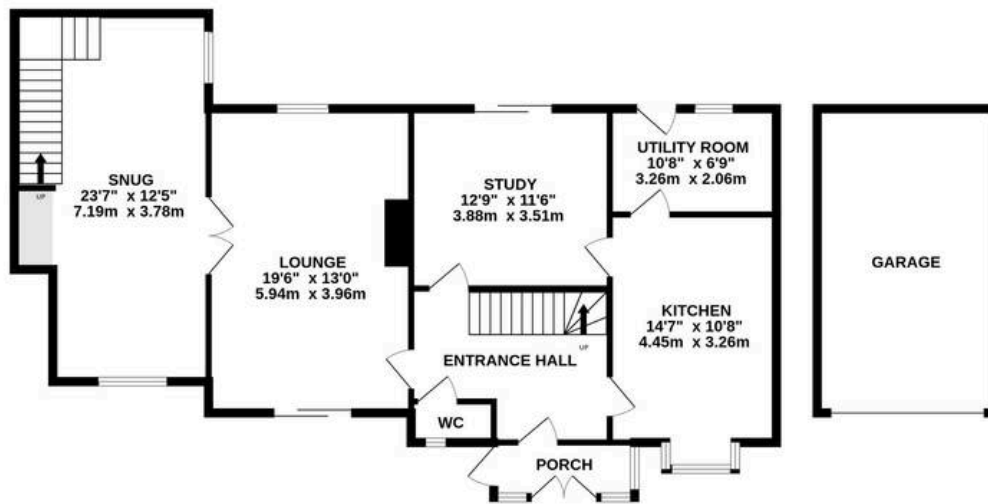
Overall, this exceptional home offers an ideal balance of character, space, and modern convenience, perfectly suited to contemporary family living.



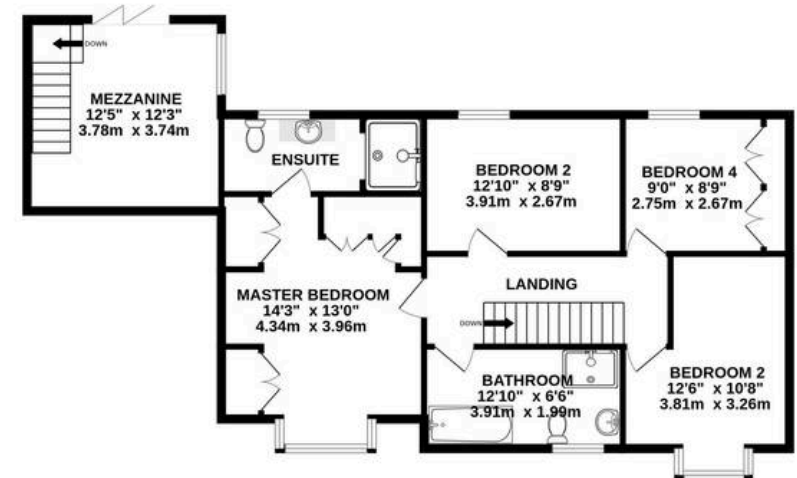
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GROUND FLOOR
1285 sq.ft. (119.4 sq.m.) approx.



1ST FLOOR
925 sq.ft. (86.0 sq.m.) approx.

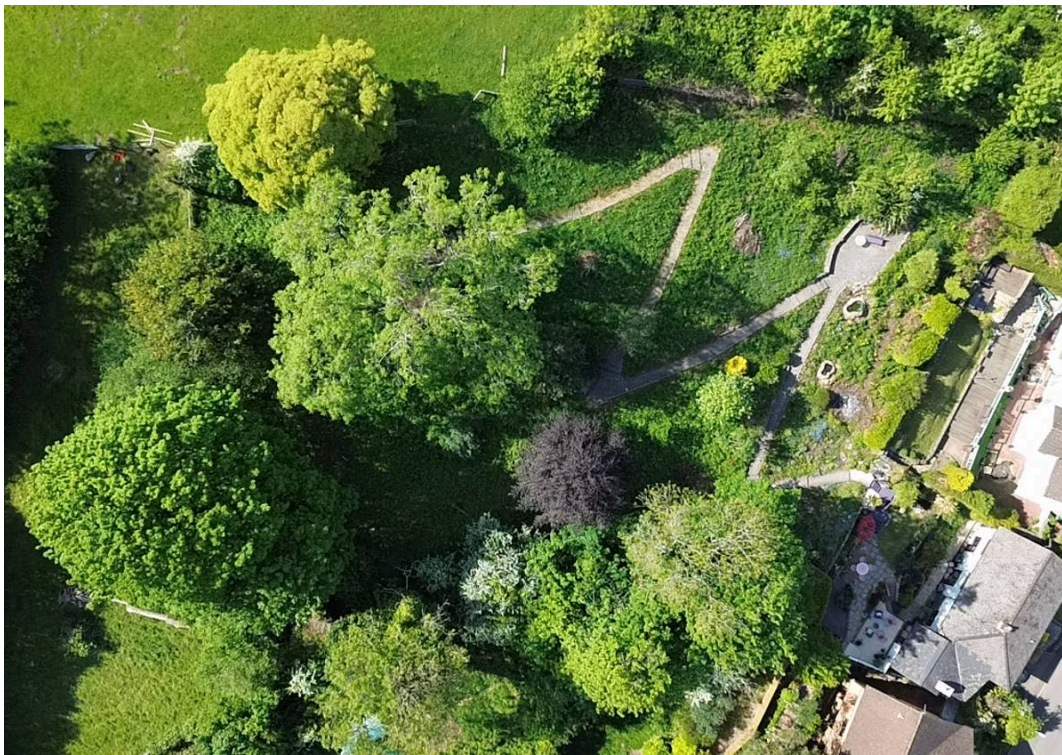


TOTAL FLOOR AREA : 2210 sq.ft. (205.4 sq.m.) approx.

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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