hrt
herbert r thomas

CELEBRATING 100 YEARS
100
1926-2026

8 Tyla Rhosyr, Cowbridge

Cowbridge

£750,000

8 Tyla Rhosyr

Cowbridge

Situated in an elevated position enjoying far reaching views over Cowbridge and Llanblethian lies this beautifully presented and maintained four double bedroom detached family home.
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Beautifully presented and maintained four double bedroom detached family home.
- Walking distance to Cowbridge town centre.
- Elevated position, enjoying far reaching views over the town and Llanblethian.
- Sought after cul-de-sac location.
- Two reception rooms plus kitchen/breakfast room.
- Utility room, ground floor cloakroom and integral garage.
- Impressive principal bedroom suite with high vaulted ceiling and fully glazed apex to enjoy the views.
- Bedroom two with its own ensuite shower room.
- Landscape gardens to front and rear. Integral garage and off-road parking for several vehicles.
- Sold with vacant possession and no upward chain

Situated in a highly sought after cul-de-sac, within walking distance to the town centre and enjoying far reaching views over Cowbridge, Llanblethian and the surrounding countryside is this impressive, individual four double bedroom detached family home. The beautifully presented accommodation comprises: An ENTRANCE HALL, stairs rising to the first-floor accommodation and engineered oak wood flooring. The DINING ROOM with window to front enjoys views over Cowbridge and Llanblethian and also has French doors leading into the rear garden. A gas, real flame fire is set in an ornate fireplace with black granite hearth and wooden surround and mantle. The KITCHEN with two windows to front, offers an extensive range of fitted base, wall-mounted and island units with black granite works surfaces with splashback tiling over. Integrated dishwasher and microwave oven. Integrated oven and hob, space for range cooker with fitted cooker hood above. Space for American style fridge/freezer. Door into useful under stairs cloaks storage cupboard. A part-glazed door leads from the kitchen into the LOUNGE enjoying views and access to the rear garden. French doors to side lead onto the patio. The lounge has engineered oak wood flooring plus a contemporary electric real flame fire. A SIDE HALLWAY off the kitchen has a part-glazed pedestrian door to side and a continuation of the same ceramic tile flooring as the kitchen, utility room and ground floor cloakroom. The UTILITY ROOM with window to rear has fitted base and wall mounted units with space and plumbing below a roll top worksurface for an automatic washing machine and tumble dryer. The CLOAKROOM, also with window to rear, has a white two-piece suite and splashback tiling to dado height.

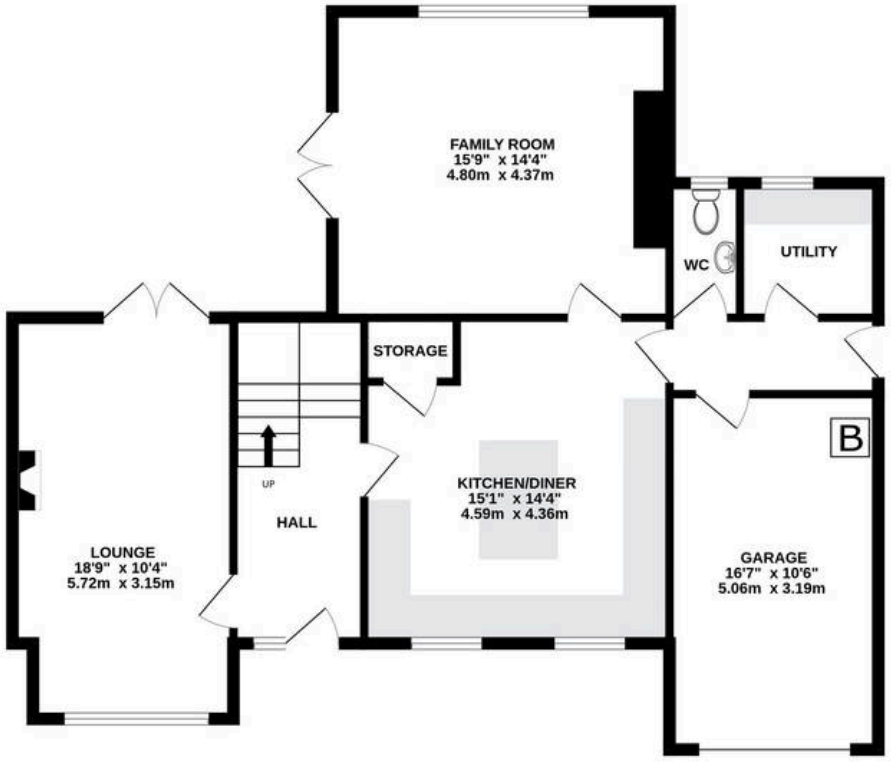
The INTEGRAL GARAGE with electric roller shutter door to front has a fitted range of base and wall-mounted units. It benefits from power and lighting and houses, the Worcester gas fired central heating boiler.

The spacious first floor LANDING, gives access to the bedroom accommodation and has a loft inspection point. The impressive PRINCIPAL BEDROOM SUITE with high vaulted ceiling with visible roofing timbers is flooded with light from the French doors and glazed apex, which enjoys far reaching views over Cowbridge and leads onto an enclosed, covered, balcony boarded by stainless steel and glass balustrade. The bedroom benefits from a built-in range of wardrobe furniture plus an EN-SUITE SHOWER ROOM housing a white three-piece suite including fully tiled double shower cubicle with rainfall and handheld shower fitted. BEDROOM TWO with window to rear enjoys views of the garden and the neighbouring copse of trees. It benefits from a built-in range of wardrobe furniture plus an EN-SUITE SHOWER ROOM housing a white three-piece suite with mains power shower within the shower cubicle. BEDROOM THREE is a large dual aspect double bedroom with windows to front and rear. BEDROOM FOUR is another double bedroom with window to front, currently used as a craft room. The FAMILY BATHROOM has a white three-piece suite which includes a panelled bath with mains power shower over.

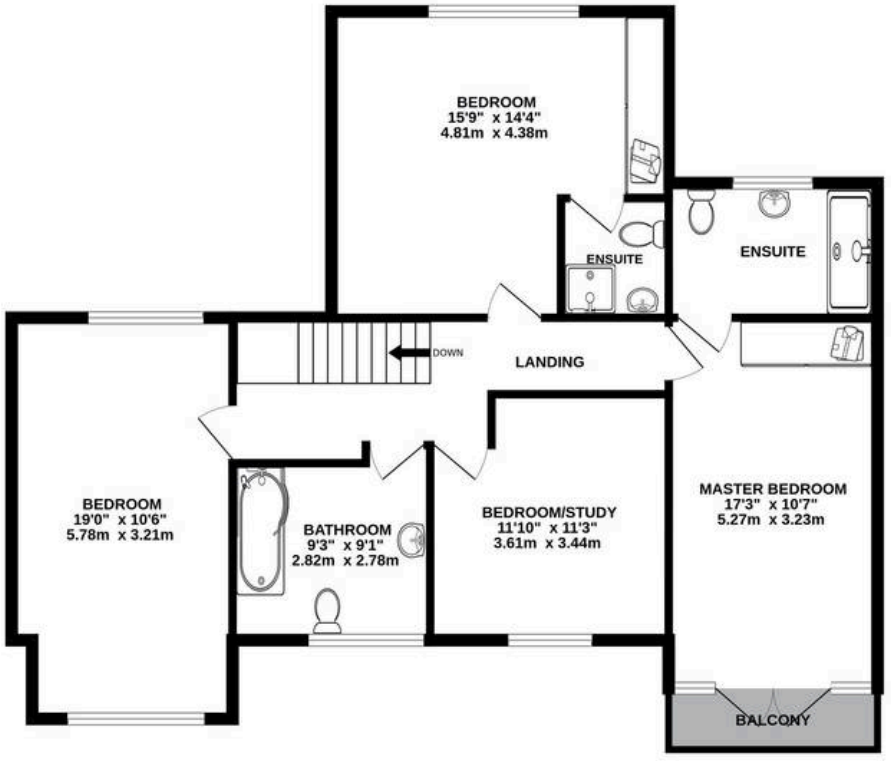
Outside, to the front of the property is a lawned garden bordered by shrubs and flowers. A paved driveway offers off road parking for several vehicles ahead of the integral GARAGE. A flagstone laid pathway lead to the front door. To the rear, the enclosed landscaped garden has a paved patio which extends from the dining room and lounge out onto a lawned garden. The garden is bordered by overlap wood fencing and a copse of trees along the rear boundary. Within the garden is a timber framed garden shed.

Tyla Rhosyr is an un-adopted road. Maintenance of this road is the responsibility of the residents.

GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA : 1925 sq.ft. (178.8 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.
Made with Metropix ©2025

hrt herbert r thomas incorporating rawlins & madley

Herbert R Thomas

Herbert R Thomas, 59 High Street - CF71 7YL

01446772911

cowbridge@hrt.uk.com

www.hrt.uk.com/

Particulars are for guidance only and do not form part of any contract. Information is believed to be correct at publication but should be independently verified. Measurements/floorplans are approximate. Services and appliances have not been tested. Images, CGI and enhanced images are for illustrative purposes only. Purchasers must complete identity and anti-money laundering checks. A £65 (inc. VAT) compliance fee per purchase applies. HRT may receive a fee for recommending professional services. You are under no obligation to use any recommended provider. Any referral arrangement will be disclosed. Negotiations must be through HRT. Scan QR code for property listing.