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herbert r thomas

8 West Hall, West Aberthaw

Vale of Glamorgan

£395,000

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West Aberthaw, Vale of Glamorgan

Unique, modern end-of-terrace four-bedroom townhouse with landscaped gardens, parking, and adjoining paddock space, set in a semi-rural coastal location with excellent commuting options. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Modern four-bedroom townhouse
- Unique development of just eight similar properties within an original manor house
- Semi-rural coastal location, but with excellent commuting options
- Kitchen/breakfast room plus lounge/dining room
- Principal bedroom with en-suite shower room
- Two double bedrooms and one single bedroom/home office
- Family bathroom and separate shower room
- Private garden plot with ample parking and paddock space
- Internal viewings highly recommended



This four-bedroom end-of-terrace townhouse is situated within an exclusive development of eight similar properties, set within an original Manor House. The property offers light and airy accommodation, with most windows enjoying views over the gardens and surrounding countryside.

The accommodation briefly comprises:

A central entrance **hallway** with ceramic tiled flooring and stairs rising to the first floor.

The dual-aspect **lounge/dining room** features a window to the front and French doors leading to a **paved patio**. There is a contemporary wood-burning stove set on a slate flagstone hearth, along with engineered oak flooring. A door leads to an understairs storage cupboard.

The **kitchen/breakfast room**, with a window to the front, is fitted with an extensive range of high-gloss white units, complemented by black granite work surfaces and matching splashbacks. Integrated Neff appliances include an oven, microwave, electric hob with extractor hood over, and dishwasher. There is space and plumbing for an American-style fridge/freezer. The room also benefits from engineered oak flooring and houses the central heating boiler.

Off the **hallway**, the original ground floor **cloakroom** has been converted into a utility cupboard, housing a washing machine, fitted base unit, and wall-mounted shelving. Plumbing remains in place to reinstate a cloakroom if desired.

The first-floor landing has stairs rising to the second floor.

The **principal bedroom** is a generously sized room with windows to the front and side, enjoying countryside views. It benefits from an en suite shower room fitted with a white three-piece suite, including a shower enclosure with a mains-powered shower.

Bedroom four is a single room, currently used as a **home office**, with a window to the front.

The **family bathroom** features a white three-piece suite comprising a panelled bath with mixer tap and shower attachment over, full-height splashback tiling, a low-level WC, and a wall-mounted wash hand basin. There is also wall-mounted display shelving.

On the second floor are bedrooms two and three. **Bedroom two** is a comfortable double room with a front-facing window offering far-reaching countryside views and access to a loft inspection point.

Bedroom three has a Velux skylight to the rear, built-in wardrobe units, and a door leading to an eaves storage cupboard.

A **separate shower room** includes a fully tiled shower area with a mains shower, a low-level WC, and a wall-mounted wash hand basin.

Externally:

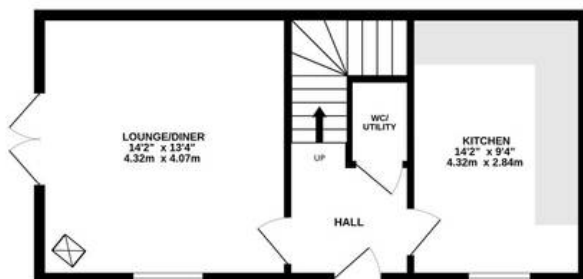
The enclosed garden plot is accessed via a five-bar gate and offers ample parking on an attractive gravel driveway. To the front of the property is a lawned garden bordered by mature laurel hedging and fencing. Gravel and flagstone pathways lead to a side patio accessed from the lounge.

An additional paddock area, currently used as an extension of the garden, is predominantly laid to lawn and enclosed by ranch-style and stock-proof fencing. It offers excellent potential for a cottage-style garden or for those seeking a degree of self-sufficiency. A timber-framed stable or field shelter provides useful additional storage.

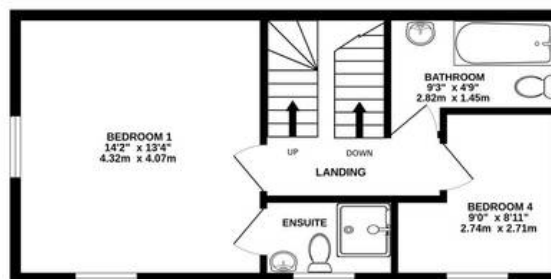




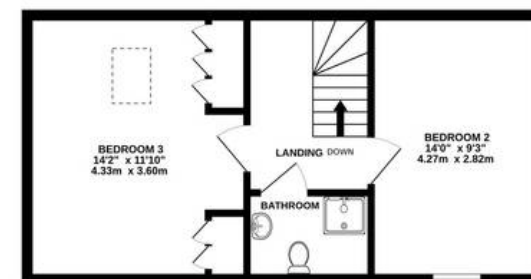
GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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hrt
herbert r thomas

Herbert R Thomas

Herbert R Thomas, 59 High Street – CF71 7YL

01446772911 • cowbridge@hrt.uk.com • www.hrt.uk.com/



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