

1 Tre Aubrey Cottages, Llantrithyd,
Nr Nr Cowbridge, Vale Of Glamorgan, CF71 7UE

Watts & Morgan



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Nr Nr Cowbridge CF71 7UE

Guide Price £650,000 Freehold

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

Within the hamlet of Llantrithyd, No.1 Tre Aubrey Cottages occupies an elevated position and looks out over the Nant Llantrithyd Valley.

Thoughtfully extended in recent years, the accommodation spans over 1,700 sq ft to include: family lounge with open fire, second dual aspect sitting room off which is located a study and WC. Traditional Kitchen-dining room with sunroom/utility beyond.

To the first floor is a master bedroom with en-suite shower room, three further double bedrooms and a 4-piece family bathroom.

Ample gated driveway parking. Surrounded by countryside views, with a southerly facing lawned garden to the front plus additional pretty side and rear gardens with fruit trees, including a courtyard area and external store.

Cowbridge School catchment. EPC Rating TBC.

Directions

Cowbridge Town Centre – 5.6 miles

Cardiff City Centre – 13.3 miles

M4 Motorway – 6.6 miles

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The rural community of Llantrithyd comprises an attractive combination of cottages, period houses and individually designed, modern properties. The majority of homes are positioned near the village Church, with other properties being scattered along several country lanes. The "Village" enjoys convenient access to the A48 trunk road at Bonvilston, which then, in turn, leads to Cardiff and Cowbridge.

ABOUT THE PROPERTY

In an elevated position on the country lane connecting to Bonvilston, 1 Tre Aubrey Cottages is a family home looking out over the Nant Llantrithyd Valley. Understood to date from the 1930's it has been thoughtfully extended in recent years to provide sizeable, family accommodation that must be viewed for its range to be appreciated.

The entrance hall has doors leading off to the two principal sitting rooms and a carpeted staircase to the first floor. The porch area has a vaulted ceiling allowing light to fill this welcoming entrance space. The family lounge enjoys views to the front and has a wonderful open fire recessed within a stone chimney breast. The lounge links through to the kitchen-dining room - the heart of the home - offering a good range of 'Leekes' solid wall and base units with ample space remaining for a central family sized dining table. Appliances to remain to include; a double oven with grill and electric hob plus dishwasher. Adjacent beyond the kitchen is a most useful sunroom with space and plumbing for utilities but also providing an additional sunny seating area positioned as such to enjoy a south westerly aspect - offering a tranquil space to enjoy the peaceful outlook over the gardens and fields beyond.

The more recent extension to the property includes a second, dual aspect sitting room with windows to the front and side elevations to catch the glorious sunshine as it passes throughout the day. This room offers versatility as a playroom or ground floor double bedroom, etc. Off this second sitting room is a study which connects to a neat 2-piece WC.

To the first floor, and to the newest side, is a large bedroom with its own en-suite shower room with views to the front elevation over the Valley. Three further double bedrooms all have use of the 4-piece family bathroom with bath and separate shower cubicle, and offers glorious views over grazing lambs to the rear fields surrounding the property.

GARDENS AND GROUNDS

Set within a generous garden plot, 1 Tre Aubrey Cottages is accessed from the village lane via a timber 5-bar gate onto a private driveway. The driveway skirts to the side of the plot and from which steps lead to a path running to the front entrance door. Fronting the property is a sizeable south-facing lawned private garden in a raised position above the roadway and screened from the same by high mature hedging.

Leading from the driveway is a courtyard garden and seating area, ideally positioned for the afternoon and evening sun. There is access from here directly into a garden store (1.82m x 3.71m) with power connected. The pretty, relaxing garden continues to the rear of the property there being access into the sunroom, and steps lead up to an additional lawn with productive vegetable/fruit bed and fruit trees such as plum, damson and apple, whilst being surrounded by Vale countryside and grazing animals.

ADDITIONAL INFORMATION

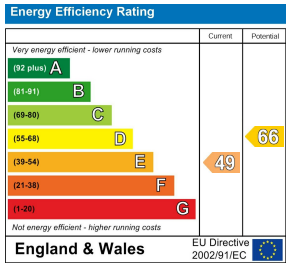
Freehold. Mains electric and water connect to the property. Oil-fired central heating. Private septic tank drainage with right of access into neighbouring field. Council tax band F.





Total area: approx. 166.1 sq. metres (1788.3 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Scan to view property



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