



Glan Y Nant, Treoes

guide price £370,000

- NO ONWARD CHAIN
- Light and spacious living room
- Kitchen / dining room and utility room
- Three double bedrooms and one single bedroom
- Two en suite shower rooms and family bathroom
- Generous rear garden
- Two parking spaces and detached garage
- Rural village with excellent commuter links nearby
- EPC Rating: C



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About the property

Offered with No Onward Chain is this extended four bedroom semi-detached family home (carried out to the necessary building regulations) located within the highly regarded village of Treoes, convenient for local and well regarded pub and restaurant, The Star Inn and excellent commuter links close by, with the A48 and the M4 at Junction 35.

The property is in the catchment area for Llangan Primary School and the highly sought after Cowbridge Comprehensive school. The amenities in the towns of Bridgend and Cowbridge can be reached in less than 10 minutes and the beautiful South Wales coastline is also within easy reach with the beaches of Ogmere (7 miles) and Southerndown (7 miles) just a short drive away.

Internally the property offers a large hallway, light and spacious living room, kitchen/ dining room with doors leading to the rear garden and utility room to the ground floor with four bedrooms, two en suite shower rooms and family bathroom to the first floor.

Externally the property benefits from a generous rear garden, two parking spaces and a detached garage.

Accommodation

Hallway 8' 10" x 6' 3" (2.69m x 1.91m)

Entered via UPVC double glazed front door, UPVC double glazed window to front, storage cupboard, stairs leading to the first floor landing, radiator, carpeted, door through to living room.

Living Room 23' 2" x 11' 4" (max) (7.06m x 3.45m (max))

A light and spacious room with UPVC double glazed window to front, radiator, carpeted, glazed double doors leading to the kitchen / dining room.

Kitchen / Dining Room 17' 3" x 11' 10" (5.26m x 3.61m)

Shaker style cupboards to base and wall height, worktops inset with stainless steel sink and drainer, six ring gas hob with extractor hood over, breakfast bar. Integrated double oven and microwave, dishwasher and fridge/freezer. Tile effect vinyl flooring, radiator, stable door leading to utility room, UPVC double glazed door leading to the side of the property.

Dining area with space for table and chairs, radiator, UPVC double glazed French doors leading to the decked area of the rear garden.

Utility Room 13' 4" x 6' 8" (4.06m x 2.03m)

Large utility room with a range of units to base and wall height, worktops inset with stainless steel sink, space and plumbing for appliances, UPVC double glazed windows to side, continuation of tile effect vinyl flooring, door to Cloakroom.



Cloakroom 5' x 2' 10" (1.52m x 0.86m)

Push button WC, wash hand basin with tiled splashback, continuation of tile effect vinyl flooring.

Landing

UPVC double glazed window to side, access to loft space, doors leading to four bedrooms and bathroom, carpeted.

Bedroom One 11' 10" x 10' 9" (Max into wardrobes) (3.61m x 3.28m (Max into wardrobes))

UPVC double glazed window to front, built in wardrobes with mirrored doors, radiator, carpeted, door to en suite shower room.



En Suite 5' 10" x 5' 2" (1.78m x 1.57m)

Walk in glazed shower cubicle with mains shower attachment, push button WC, vanity wash hand basin, chrome heated towel rail, fully tiled walls and floor.

Bedroom Two

12' 3" x 8' 7" (Max) (3.73m x 2.62m (Max)

A double bedroom with UPVC double glazed window to rear, radiator, carpeted, door to en suite shower room.

En Suite 5' 10" x 5' 2" (1.78m x 1.57m)

Large glazed shower cubicle with electric shower attachment, push button WC, vanity wash hand basin, chrome heated towel rail, fully tiled walls and floor.

Bedroom Three (11'6 x 8'3)

A further double bedroom with UPVC double glazed windows to side and rear, radiator, carpeted.

Bedroom Four (8'10 (Max) x 7'5

UPVC double glazed window to side, fitted cupboard, and radiator, carpeted.

Bathroom

Three piece suite in white comprising of panelled bath with mains shower and glazed shower screen over, push button WC and pedestal wash hand basin. Tiled walls, wood effect laminate flooring, chrome heated towel rail, UPVC double glazed obscured window to side.

Front Garden

Mostly laid to lawn with mature shrubs, natural stone wall to boundaries, path leading to the front door to the side if the property and gate to the rear garden.

Rear Garden

Mostly laid to lawn, decked seating area, natural stone wall and fencing to boundaries, cold water tap, rear lane access to two parking spaces and garage with up and over door, power, lighting and window to garden.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.