



TY CHWAREL,  
CASTLETON ROAD, ST ATHAN, VALE OF GLAMORGAN, CF62 4LD



# TY CHWAREL, CASTLETON ROAD, ST ATHAN, VALE OF GLAMORGAN, CF62 4LD

A UNIQUE, MODERN FAMILY HOME IN A COMMANDING POSITION ENJOYING A SOUTHERLY ASPECT AND LOOKING OUT OVER ITS OWN GARDENS AND GROUNDS OF AROUND 5.1 ACRES.

- Cardiff City Centre 15.1 miles
- Llantwit Major 4.2 miles
- Cowbridge 4.8 miles
- M4 (J35) 12.7 miles

## Accommodation and amenities:

Porch • Hallway • Lounge • Kitchen • Dining Room • Breakfast Room • Utility Room • Cloakroom

Master Bedroom with En Suite Bathroom & Walk-In Wardrobe • Second, Guest Bedroom with En Suite Shower Room & Walk-In Wardrobe • Third Double Bedroom • Fourth Bedroom / Study

Driveway Parking • Garage • Workshop / Garden Store

Paddocks (with planning permission for new Stables and Manege) • Gardens & Grounds of about 5 acres in total

EPC Rating: D68 • No Chain



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## SITUATION

The village of St Athan is situated to the south western side of the Vale of Glamorgan and includes a village shop and post office, doctors surgery and chemist plus a primary school which is a feeder to Llantwit Major Comprehensive School. The nearby market town of Cowbridge and coastal town of Llantwit Major offer a comprehensive range of shops, restaurants and other amenities and are within convenient travelling distance.

## ABOUT THE PROPERTY

Located to the eastern edges of St Athan, Ty Chwarel is a unique property set in a commanding position looking out over its own gardens and grounds. The lounge and the dining room enjoy a superb southerly aspect, looking out over 'Rills Valley'. The lounge also opens to a balcony with the same aspect. The kitchen and adjacent breakfast room both look out to a sheltered, private patio and garden area to the eastern side of the property. The 'Leekes' kitchen includes an oven and hob which are both to remain; and space for further low level appliances. A utility room, accessed from the kitchen, provides further storage and has a door leading to the garden.

Of the four bedrooms, the three largest doubles are all located to the rear of the property. The master bedroom is a very large room and has its own walk-in wardrobe and generous en suite bathroom; a second bedroom is especially big and, likewise, has its own en suite shower room and wardrobe. These two bedrooms have access to garden spaces to the front and rear of the property respectively. The fourth bedroom is currently used as a home study. The accommodation is of around 2000 square feet in total.

## GARDENS AND GROUNDS

Approached via a long driveway, Ty Chwarel is in an elevated position, looking out in a southerly direction over its own paddock. The driveway has room for a number of cars to park and leads to a garage, beneath the house, of approx. max 6.3m x 3.6m; and adjacent car port is beneath the balcony. Steps lead from the drive to the principle entrance door.

Surrounded by gardens to three sides, Ty Chwarel catches the sun as it passes during the day. A lovely, formal garden, looked over from the kitchen and the breakfast room, includes paved seating areas and lawn and is divided from a paddock area by a post and rail fence; a further area of lawn is accessed from the master bedroom; while a sheltered patio, to the rear of the property, is accessible from the second bedroom. Within the gardens, to the eastern side of the property, is a multi-purpose store / workshop of approx. 5.9m x 3.5m with power and water connected.

The paddock, fronting the property, is locally known as 'Rills Valley' and has a stream running along its lowest point. The gardens and grounds measure approximately 5.11 acres in total.

It is understood planning permission has been granted for the replacement of the existing stables (Vale Council Ref 2016/01210/FUL) and for the construction of a manege (Vale Council Ref 2017/00107/FUL). Further information is available from the Planning Portal on the Vale of Glamorgan Council website.

## TENURE AND SERVICES

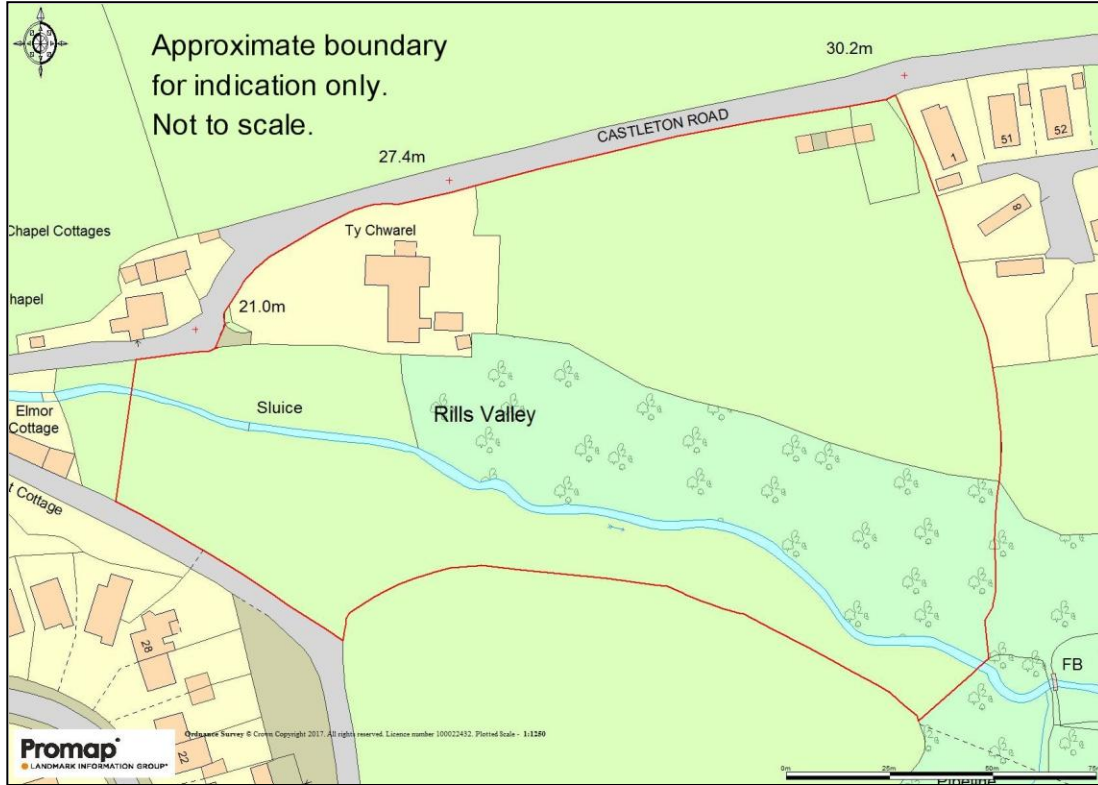
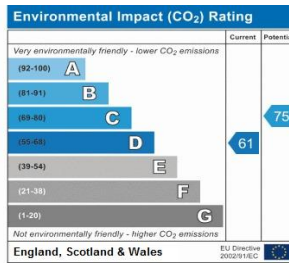
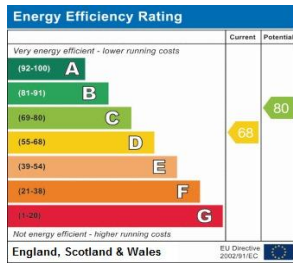
Freehold. All mains services connect to the property. Gas-fired central heating.

## DIRECTIONS

From our office in Cowbridge High Street, travel in an easterly direction. At the traffic lights at Eastgate, bear right and continue past St Mary Church and past MOD ST Athan. Bear left where signposted towards school and continue along this road for approximately 100m bearing left again into Castleton Road. A gated entrance, close to the start of Castleton Road, leads to the drive and onto the property.



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 part of any contract.



Total area: approx. 186.3 sq. metres (2005.6 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.









