



# Hollygrove

Trehyngyll, Cowbridge, CF71 7TN

Price £675,000

HARRIS & BIRT



Harris & Birt are pleased to offer to market this fantastic opportunity to purchase this bespoke property in a wonderfully popular Vale of Glamorgan village. The property briefly has accommodation comprising entrance hall, utility, WC, living room, kitchen/ breakfast room, family room, suite bedroom four, suite bathroom four to the ground floor. Stairs leading up to a further four bedrooms, two en suites and family bathroom to the first floor. Off road parking to front and a wonderful garden that over looks an open countryside from an elevated position to the rear. The property sits within excellent catchment for Cowbridge Comprehensive School.

Trerhyngyll is a small village mostly comprising individual detached houses and is less than two miles from Cowbridge. Local facilities include children's play area whilst within walking distance in the villages of Ystradowen and Aberthin there is a choice of village pubs, two village halls, local garage/small general stores, village church etc. The Market town of Cowbridge offers a more extensive range of local facilities which include well regarded schools both Primary and Secondary, a wide range of shops both national and local including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, squash club, bowls club etc. Trerhyngyll is in the heart of the rural Vale of Glamorgan with the heritage coastline just a few miles south. The good local road network brings major centres including the capital city of Cardiff within easy driving distance. Just a few miles up the road in Pontyclun is a main line railway station.



## Accommodation

### Ground Floor

#### Entrance Hall

Entered via oak front door to open entrance hall. Skimmed walls. Coved ceiling. Wood block parquet flooring. Fitted radiator. Wooden double glazed window overlooking front inset storm porch. Communicating doors to all ground floor rooms.

#### Utility Room 11'10" x 6'3" (3.63 x 1.91)

UPVC double glazed window to front elevation. Skimmed walls. Half coved ceiling. Quarry tiled flooring. Fitted radiator. Boiler housed to wall.

#### Living Room 22'0" x 11'10" (6.71 x 3.63)

An excellent principal size reception space with UPVC double glazed patio doors opening out onto attractive rear gardens. Skimmed walls. Coved and skimmed ceiling. Wood block parquet flooring. Fitted radiator. UPVC double glazed window to front elevation overlooking attractive gardens to front.

#### WC

Two piece suite in white comprising low level dual flush WC. Round wash hand basin sat on a wooden vanity unit. Tiled walls with contrasting tiled flooring. UPVC double glazed window to rear elevation overlooking those fantastic rear gardens offering wonderful views.

#### Kitchen/ Breakfast Room 16'9" x 11'10" (5.11 x 3.61)

Fitted kitchen in an oak shaker style comprising range of fitted wall and base units set under and over a mottle effect work surface. Smeg range cooker with gas five ring hob. Underset double oven and grill facility with warming tray set into an attractive oak pelmet with over head extractor fan. Space for under counter fridge/ freezer. Integrated dishwasher behind matching decor panel. 1.5 ceramic sink and drainer with chrome mixer tap. Fully tiled splash backs. Fully tiled floor. Further skimmed walls. Coved and skimmed ceiling. Wooden double glazed window to rear elevation. Modern fitted radiator in a graphite finish. Open plan through into family room.

#### Family Room 18'6" (max) x 18'0" (5.64 (max) x 5.5)

An adaptable space and an impressive extension situated off the kitchen/ breakfast room. Could easily be converted into annex accommodation. Fully double glazed patio doors opening out onto the rear slate laid terrace. Range of UPVC double glazed windows allowing plenty of natural light to a fantastic space. Fully skimmed walls and ceiling. Range of LED spotlighting. Wooden laid flooring. Free standing log burning stove housed on a slate laid hearth. Doorway through into suite bedroom four.

#### Suite Bedroom Four 17'8" x 14'1" (5.4 x 4.3)

An excellent size double bedroom. UPVC double glazed window to front

elevation. Skimmed walls and ceiling. LED spotlighting. Wood block flooring. Modern fitted radiator. Communicating door through into en suite.

#### Suite Bathroom Four

Modern fitted three piece suite comprising over sized walk in shower cubicle. Integrated chrome shower. Rainfall shower head and separate shower head fitment. An attractive vanity unit with inset low level dual flush hidden cistern and wash hand basin with chrome waterfall mixer tap. Plenty of underset storage. LED touch screen mirror. Ceramic tiled splash backs with contrasting tiled flooring. Skimmed walls and ceiling. LED spotlight. Chrome wall mounted heated towel rail.

#### First Floor

#### Landing

Access via straight carpeted staircase to open landing. Open plan through into hobby room with modern graphite fitted radiator to wall. Skimmed walls. Textured finished ceiling. Wood effect flooring. Opens through into hobby/ leisure room.

#### Hobby/ Leisure Room

An open plan fantastic space situated off the main landing. Double glazed window to rear looking out over the garden. This space is adaptable and in recent times has been a play room/ study/ hobby space.

#### Master Suite Bedroom One 19'4" x 11'9" (5.9 x 3.6)

Good sized double bedroom with wooden double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Inset LED spotlighting. Fitted radiator. Built in fitted wardrobes. Double doors open through into en suite.

#### Master En Suite Bathroom

En suite comprises three piece suite of P shaped bath with chrome taps and shower head over. Wash hand basin with chrome waterfall mixer tap underset vanity unit. Dual flush WC. Wooden double glazed window to rear elevation and internal window to adjacent elevation providing natural light into the rear hall. Half tiled walls. Skimmed ceiling with LED spotlighting. Large form tiled flooring.

#### Suite Bedroom Two 12'9" x 11'1" (3.9 x 3.4)

Another good size double bedroom to the front of the property. UPVC double glazed window to front elevation. Skimmed walls and ceilings. Wood effect flooring. Attractive roll top bath housed on a slate raised hearth with tiled splash backs and surrounds. Chrome mixer tap and shower head fitment Doorway opens into suite bathroom two.

#### Suite Bathroom Two

Two piece suite comprising low level dual flush WC and wall hung wash hand basin with under set vanity unit. Ceramic tiled flooring. Skimmed ceiling with LED spotlighting. Extractor fan. LED touch screen eyeline mirror.

#### Bedroom Three 14'1" x 11'9" (4.3 x 3.6)

Good sized double bedroom with dual aspect via UPVC double glazed windows to side elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Storage into eves. Access to loft via hatch. Range of built in bedroom furniture.

#### Bedroom Five 8'2" x 6'10" (2.5 x 2.1)

Good sized single room that could easily be adaptable into a study with a UPVC double glazed window to front elevation. Skimmed walls. Fitted carpet. Fitted radiator.

#### Bathroom Three

Situated at the top of the landing providing bathroom facility for bedrooms three and five. Corner quadrant shower cubicle with chrome shower and shoer head attachment. Pedestal wash hand basin. Low level dual flush WC. UPVC double glazed window to rear elevation. Tiled splash backs. Skimmed ceiling.

#### Outside

#### Gardens and Grounds

The property is set back from the road from a good sized garden with stone built dwarf wall and mature tree providing plenty of privacy. Flamingo Marble chippings laid to driveway with plenty of parking and external lighting. Pathway to inset storm porch. Side access via timber pedestrian gate. An outstanding rural rear garden set across two tiers providing an area of slate laid terrace offering access to a mono-pitched green house with raised beds and borders. Mainly laid to lawn. Raised decked terrace with inset wooden yurt. Stone steps lead to a large parcel of lawn to rear enjoying those fantastic scenic views to countryside and beyond. Property is private and secluded. High level close bordered fencing and hedge row to either elevation. Comprises a good size garden room with UPVC bi-fold doors opening out onto the rear garden.

#### Services

The property is services via mains gas, electric and water. Cesspit drainage situated to the rear garden.

#### Directions

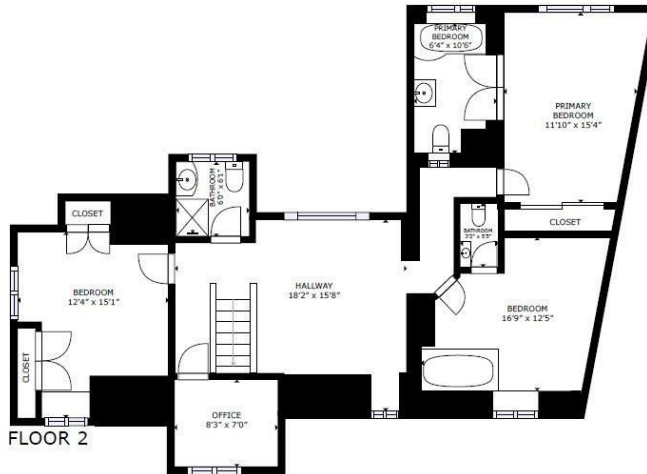
From our office at 65 High Street, Cowbridge turn left and go up the high street to the traffic lights and turn left onto the Aberthin road. Go past Cowbridge school and through Aberthin. As you enter the 30mph speed limit at the Maendy crossroads turn left. Follow the road passing the former Jane Hodge Hotel on your left, into the village of Trerhyngyll and go round the bend and past the farm Hollygrove is on your right hand side.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1,269 sq ft, FLOOR 2: 1081 sq. ft  
 TOTAL: 2,350 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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