



## The Barn Llysworney

Cowbridge CF71 7NQ

£2,200 Per Calendar Month

HARRIS & BIRT



An excellent opportunity to rent this four bedroom detached barn conversion comprising of a range of character features. Accommodation briefly comprising entrance hall, sun room, WC, living room, kitchen/ dining room and utility room to the ground floor with four double bedrooms, master en-suite and family bathroom to the first floor. Further benefits include high quality fixtures and a gated driveway.

Llsworney is situated in the heart of rural Vale of Glamorgan and the village is within the catchment for Colwinston Primary School and Cowbridge Comprehensive School and has easy access to a good local road network that brings major centres including the capital city of Cardiff, Newport, Swansea, Bridgend, Llantrisant, Barry, etc all within comfortable commuting distance. There is a railway station with park-and-ride situated at Llantwit Major, just a few miles drive away, with direct links to both Cardiff and Bridgend. Rent £2200 pcm. Deposit £2300. EPC Rating D. Council tax band G. Available Now.

## Accommodation

### Ground Floor

#### Entrance Hall

Entered via wooden glazed door into open hallway with space for shoes and coats. Pointed stone walls. Exposed beams. Timber flooring. Fitted radiator. Ledged and braced latched door. Staircase up to first floor landing. Opens into sun room.

#### Sun Room

Two wooden double glazed bifolding doors open out onto rear garden. Further double glazed window to front elevation. Timber laid flooring. Fitted radiator. Chrome spotlighting.

#### WC

Two piece suite in white comprising low level duel flush, hidden cistern WC and mounted rectangular wash hand basin with under set vanity unit. Tiled splashback. LED spotlighting. Wooden double glazed window.

#### Living Room

Excellent size principle reception room. Stone pointed open chimney with inset clear view, multifuel burner in graphite. Pointed stone wall with inset alcove shelving. Range of double glazed windows to side and rear elevations. Timber flooring. Chrome spotlighting. Fitted radiator.

#### Kitchen/ Dining Room

Modern fitted kitchen in wooden Shaker style with deep quartz fitted worktops. Plenty of space for table and chairs. Fixtures including a four ring induction hob and overhead chimney extractor in chrome, Neff double oven with grill facility, Franke composite one and a half sink and drainer with chrome mixer tap. A range of other facilities could remain under separate negotiations. Two double glazed windows to front elevation. UPVC double glazed patio doors out onto rear garden. Chrome heated wall mounted towel rail. Built under pantry storage. LED spotlighting. Slate tiled flooring. Doorway through into utility room.

#### Utility Room

Good sized utility room currently housing a range of fitted base units. Space for tumble dryer and washing machine. Wooden fitted stable door leading to rear decked terrace. Grant oil fired floor mounted central heating boiler. Wooden double glazed window to front elevation. Flagstone laid flooring.

### Landing

Access via straight staircase to first floor landing. Vaulted ceiling with exposed beams. Access to loft via hatch. Airing cupboard housing Gledhill stainless steel lite pressurised immersion system. Plenty of storage space into eaves.

#### Master Suite Bedroom One

Good sized principle bedroom with two wooden double glazed windows to side and rear elevations. Built in storage. Fitted radiator. Fitted carpet.

#### Master Suite Bathroom One

Three piece suite in white comprising corner quadrant shower cubicle, low level duel flush WC and wall mounted wash hand basin with underset vanity unit. Separate storage into eaves. Tiled walls and floors. Chrome LED spotlighting. Chrome heated towel rail.

#### Bedroom Two

Good sized double bedroom. Wooden double glazed windows to rear and side elevations. Built in fitted wardrobes set into eaves. Fitted carpet. Fitted radiator.

#### Family Bathroom

Three piece suite in white comprising panelled bath with overhead shower attachment, pedestal wash hand basin with chrome mixer tap and low level WC. Tiled walls and floor. Chrome wall mounted heated towel rail.

#### Bedroom Three

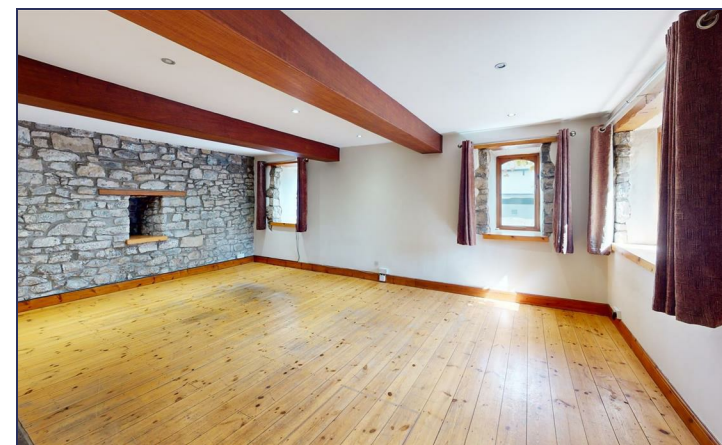
Another light and airy double bedroom with wooden double glazed window to side elevation. Two double glazed Velux windows with inset black out blinds. Fitted carpet. Fitted radiator. LED spotlighting. Built in storage.

#### Bedroom Four

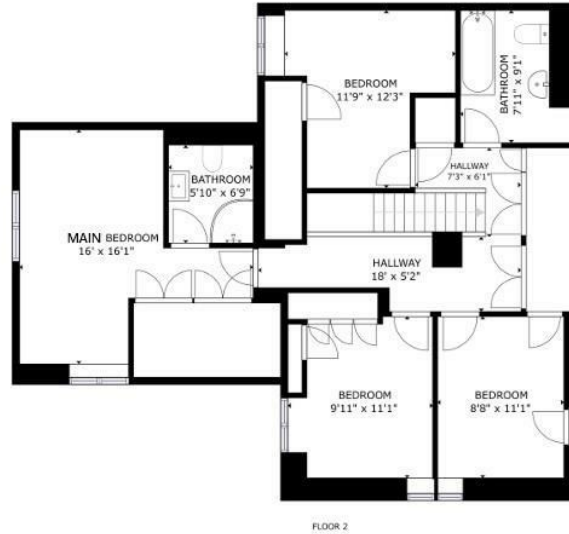
Another good sized double bedroom set into eaves with wooden double glazed window set into dormer to rear elevation. Fitted loft hatch. Timber flooring. Built in storage to eaves.

### Outside

Off-road parking to large forecourt laid to tarmac with good sized detached double garage. Private and secluded walled garden laid to both decked terrace and flat lawn. With pedestrian access to bifold patio doors and rear utility door.







GROSS INTERNAL AREA  
FLOOR 1: 1225 sq ft, FLOOR 2: 976 sq ft  
TOTAL: 2201 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

HARRIS & BIRT

Matterport



# 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

