



Pear Tree House, Llysworney, CF71 7NQ
£599,950

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF

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BRINSONS & BIRT

Good looking substantial individual modern, five bed, three bath, five living room detached house tucked away adjoining open fields in this popular small village just a few minutes drive from the market town of Cowbridge.

The property stands in a good sized plot with mature gardens and plenty of driveway parking and garage. Llysworney enjoys village facilities including parish church, The Carne Arms, Llysworney garage and the village duck pond. Cowbridge offers an excellent range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local, library, health centre, sporting and recreational facilities including; leisure centre, cricket club, tennis club, squash club, bowls club, rugby club, football club, etc. Llysworney is situated very much in the heart of rural Vale of Glamorgan with the heritage coastline just a few miles to the South. The good local road network 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.



Accommodation

Ground Floor

Entrance Porch

Open fronted. Splayed.

Galleried Reception Hall 12'0 x 9'0 (3.66m x 2.74m)

Timber storm doorway with leaded double glazed windows to either side. Dado rail. Three wall light points. Attractive central gallery.

Cloakroom

Modern suite in white comprising low-level WC with concealed cistern and wash-hand basin with tiled splash back. Tiled floor. Coved ceiling with extractor.

Drawing Room 23'0 x 19'0 max. x 13'0 min (7.01m x 5.79m max. x 3.96m min)

L-shaped. Measurements into bay window enjoying front views. Patio doors lead out to the rear terrace and garden. Two further windows enjoy countryside views. Cast-iron wood burning stove set on flagstone hearth in splayed corner fireplace. Double doors to dining room. Double doors to reception hall. Coved ceiling. Two wall lights.

Dining Room 16'0 x 13'0 reducing to 12'0 (4.88m x 3.96m reducing to 3.66m)

Slightly L-shaped. Glazed patio doors leading out to the rear garden. Picture window overlooking the rear garden. Double doors to drawing room.

Sitting Room 12'0 x 12'0 max. (3.66m x 3.66m max.)

Bay window enjoying countryside views. Coved ceiling.

Study 10'6 x 10'0 (3.20m x 3.05m)

Window to side. Coved ceiling.

Kitchen 12'0 x 10'0 (3.66m x 3.05m)

Well fitted with extensive range of wall and base units finished in cream with marble-effect work surfaces and tiled splash backs. Features include dresser-style unit with illuminated glazed cupboards flanking central shelf and plate rack with cupboards, wine racks, etc under. Built under 'Neff' oven. Built in 'Neff' four-ring ceramic hob with extractor set into matching canopy over with tiled back plate. Stainless steel 1.5 bowl sink unit. Built in 'Neff' dishwasher with decor panel. Built in 'Neff' fridge freezer with decor panel. Oak-style laminate floor. Coved ceiling with spotlights. Matching illuminated pelmet over window to side. Open plan to

breakfast room.

Breakfast Room 11'0 x 6'0 (3.35m x 1.83m)

Window to front enjoying countryside views. Matching oak-style laminate floor. Coved ceiling with spotlighting.

Utility Room 8'0 x 5'0 (2.44m x 1.52m)

Range of units to match kitchen including wall-to-wall work surface finished in marble-effect with space and plumbing under for washing machine and space for tumble dryer. Tiled splash backs. Inset circular stainless steel sink unit. Matching floor. Half glazed storm doorway to outside. Window.

First Floor

Mezzanine Landing

Plenty of space for an easy chair to sit and enjoy the natural light from the large picture window. Easy graded stairway up from entrance hall and further short flight of stairs to gallery landing.

Gallery Landing

Attractive central galleried feature looking down into the entrance hall. Two windows enjoying countryside views. Dado rail. Three wall light points. Walk-in shelved airing cupboard with electric light.

Master Suite Entrance Lobby

Directly off the landing and providing access to the master suite bedroom and en-suite bathroom.

Master Suite Bedroom One 22'0 x 14'0 (6.71m x 4.27m)

Into bay window and enjoying countryside views. Including deep fitted wall-to-wall fitted wardrobes. L-shaped so maximum measurements. Further window enjoying countryside views.

Master Suite Bathroom One 9'9 x 6'9 (2.97m x 2.06m)

Luxuriously fitted with modern suite in Indian ivory comprising corner bath, pedestal wash-hand basin, low-level WC and glazed 'Matki' shower cubicle fitted with 'Grohe' shower. Tiled floor and walls. Stainless steel radiator/towel rail. Coved ceiling. Opaque glazed window.

Guest Suite Bedroom Two 13'3 x 12'3 (4.04m x 3.73m)

Views. Coved ceiling.

Guest Suite Bathroom Two

Suite in mist comprising panel bath, pedestal wash-hand basin and low-level WC. Fully tiled floor and walls. Coved ceiling. Opaque glazed window.

Bedroom Three 16'3 x 9'6 (4.95m x 2.90m)

Includes double floor to ceiling fitted wardrobe. Countryside views to side. Coved ceiling.

Bedroom Four 10'0 x 9'6 (3.05m x 2.90m)

Including double floor to ceiling fitted wardrobe. Countryside views to front and side. Coved ceiling.

Bedroom Five 12'0 x 8'6 (3.66m x 2.59m)

Countryside views. Coved ceiling.

Bathroom Three

Luxury modern suite in white including 'RAK' ceramic low-level WC, cantilevered wash-hand basin, over sized glazed shower cubicle with rain head and hand showers, walls fully tiled around shower and to dado elsewhere. Stainless steel radiator/towel rail. Opaque glazed window.

Outside

Stone front wall to country lane leading into the village. Double five-bar gate. Tarmac driveway provides parking space for numerous cars and leads to the integral garage (19'9 x 7'9) with roller shutter doorway, electric light and power, rear door and window. 'Myson' oil fired boiler which heats the central heating system and domestic hot water supply.

Gardens

Enjoy adjoining countryside views. Lawned side garden with gateway access from front garden also enjoys countryside views. Lawn runs around to rear garden with shrubbery borders. Flagstone terrace with access directly from the drawing room. Garden widens out at the rear with paved side terrace and sitting area laid to Cotswold gravel. Rear stone wall. Outside access from the utility room and garage.

Services

Mains water and electricity. Mains drainage. Oil fired central heating.

Directions

From our office at 67 High Street turn right and proceed from High Street into West Gate. At the end of West Gate turn left up the hill onto Llantwit Major road going past the Cross Inn on your left hand side. Half a mile further along turn right down the village road which leads into Llyswoorney. As you come into the village Pear Tree House is the first property on your right-hand side adjoining open fields.

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BRINSONS & BIRT





Ground Floor



First Floor



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