



Hen Ffald
Cowbridge, CF71 7TN

Watts
& Morgan



Hen Ffald

Trerhyngyll, Cowbridge CF71 7TN

Guide Price £685,000 Freehold

4 Bedrooms | 1 Bathrooms | 3 Reception Rooms

Nestled in the charming village of Trerhyngyll, this delightful detached family home offers a perfect blend of comfort and space. With four generously sized bedrooms, this property is ideal for families seeking a peaceful location while remaining close to the amenities and schooling at Cowbridge. Presenting three reception rooms, traditional kitchen and WC to the ground floor, along with four double bedrooms and family bathroom to the first floor. The large mature gardens surrounding the property offer a private and sheltered space to enjoy, with fruit trees, patios and lawned areas. Also, a double detached garage and large gated driveway. No ongoing chain. EPC Rating; TBC.



Directions

Cowbridge Town Centre – 2.5 miles

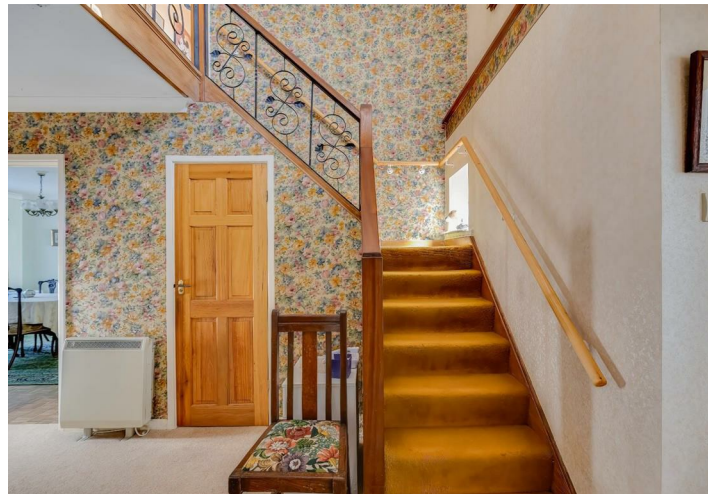
Cardiff City Centre – 16.0 miles

M4 Motorway Pontyclun – 5.8 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About The Property

Hen Ffald is a sizeable, well-looked after and much loved family home in the heart of Trerhyngyll village, offering close proximity to Cowbridge town and schooling.

From the front garden, a porch leads into the main hallway with wrought-iron staircase leading to the first floor, and understairs 2-piece WC.

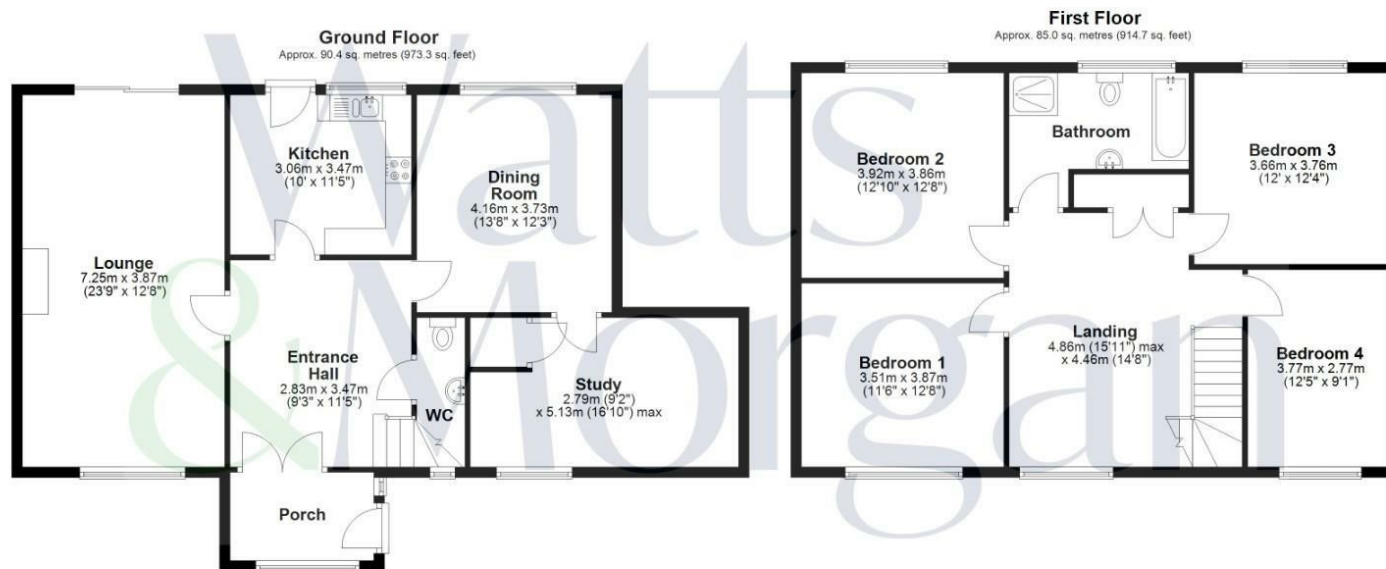
The dual aspect lounge has a central feature fire surround, created from original stone from the Village and there is provisions from a log burner (chimney capped off). Sliding patio doors provide access out onto the patio - ideal for combining indoor/outdoor living. Adjacent to the lounge is the kitchen fitted with traditional Welsh Oak wall and base units, with an integral 'Stoves' oven and grill, 4-ring hob and plumbing is provided for a washing machine. There is access out onto the garden here too.

The dining room lies directly next door to the kitchen so could easily be opened up to create modern, open-plan kitchen/dining, if required (subject to necessary consents). Beyond the dining room is a versatile home office / playroom or snug area, with an outlook over the front and offers a useful storage closet.

The hallway, lounge and dining room all benefit from original wood-block flooring.

To the first floor, there is a spacious landing with large double airing cupboard housing the hot water tank, and a front facing window enjoys views over Vale farmland. Four double bedrooms and a 4-piece family bathroom completes the first floor.





Total area: approx. 175.4 sq. metres (1888.0 sq. feet)

Garden & Grounds

Hen Ffald is situated in the centre of Trerhyngyll enjoying a generous plot with mature front and rear gardens. The wide driveway easily accommodates four cars, and can be enclosed via a timber gate and beyond here there is a double detached garage with full power supply, pedestrian door to the rear and an electric up and over door (door needs attention).

The frontage has a mixture of paving and lawn and is surrounded by mature shrubs and trees, with gated side access provided to either side of the property. Behind the double garage is space for a veg garden, equally this large area provides good potential for further extension of the property (subject to necessary consents).

To the rear of this family home is a generous mature garden centred around a spacious lawn with large patio area, offering direct access from the kitchen. The lawn is surrounded by tall fruit trees and shrubs giving a good degree of privacy. To the bottom of the garden is a circular patio area - ideal to enjoy the peaceful space and evening sun.



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



Scan to view 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 any part of any contract.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

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