



The Meynell,
Trerhyngyll, Vale Of Glamorgan, CF71 7TN

Watts
& Morgan



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Guide Price £750,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented four-bedroom detached home with garage and wraparound gardens in the sought-after Vale of Glamorgan village of Trerhyngyll. Combining charm and practicality, the property features an open-plan living and dining room with exposed brickwork, beams, and wood flooring, versatile ground-floor bedrooms, and a spacious master suite with countryside views. Outside, the driveway offers ample parking, and the gardens provide a tranquil retreat with mature planting and open rural vistas. Set within the catchment area for Cowbridge School and within easy reach of Cowbridge town, this is an excellent opportunity to secure a home in one of the Vale's most desirable locations.

Directions

Cowbridge Town Centre – 2.5 miles

Cardiff City Centre – 16.0 miles

M4 Motorway Pontyclun – 5.8 miles

Your local office: Cowbridge

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Summary of Accommodation

About the Property

This charming four-bedroom detached home is set within the peaceful village of Treerhyngyll, offering an ideal blend of character and modern comfort. On arrival, a welcoming hallway leads into the spacious open-plan living and dining room, where exposed stonework, beams, and high ceilings create warmth and charm. A multi-fuel burner with a striking exposed stone fireplace anchors the living area, while the dining space features an electric fire, both complemented by wood flooring throughout. French doors open directly to the rear garden, drawing in natural light and providing seamless indoor-outdoor living.

The cottage-style kitchen is fitted with a Belfast sink, integrated dishwasher, integrated fridge and freezer, and has direct access to both the rear garden and a side pathway leading to the garage. A range oven is available by separate negotiation. The attached single garage, currently used as a utility and storage space, offers flexibility for future use.

The ground floor also includes two versatile bedrooms: a fourth bedroom, currently arranged as a home office with French doors to the garden, and a generous third bedroom, also benefitting from direct access outside. A family bathroom with bath and separate shower completes the ground floor.

Upstairs, the second bedroom enjoys French windows and a Velux skylight, ensuring an abundance of natural light. The impressive master suite is a true highlight, with French windows overlooking open countryside, and a private en suite shower room.



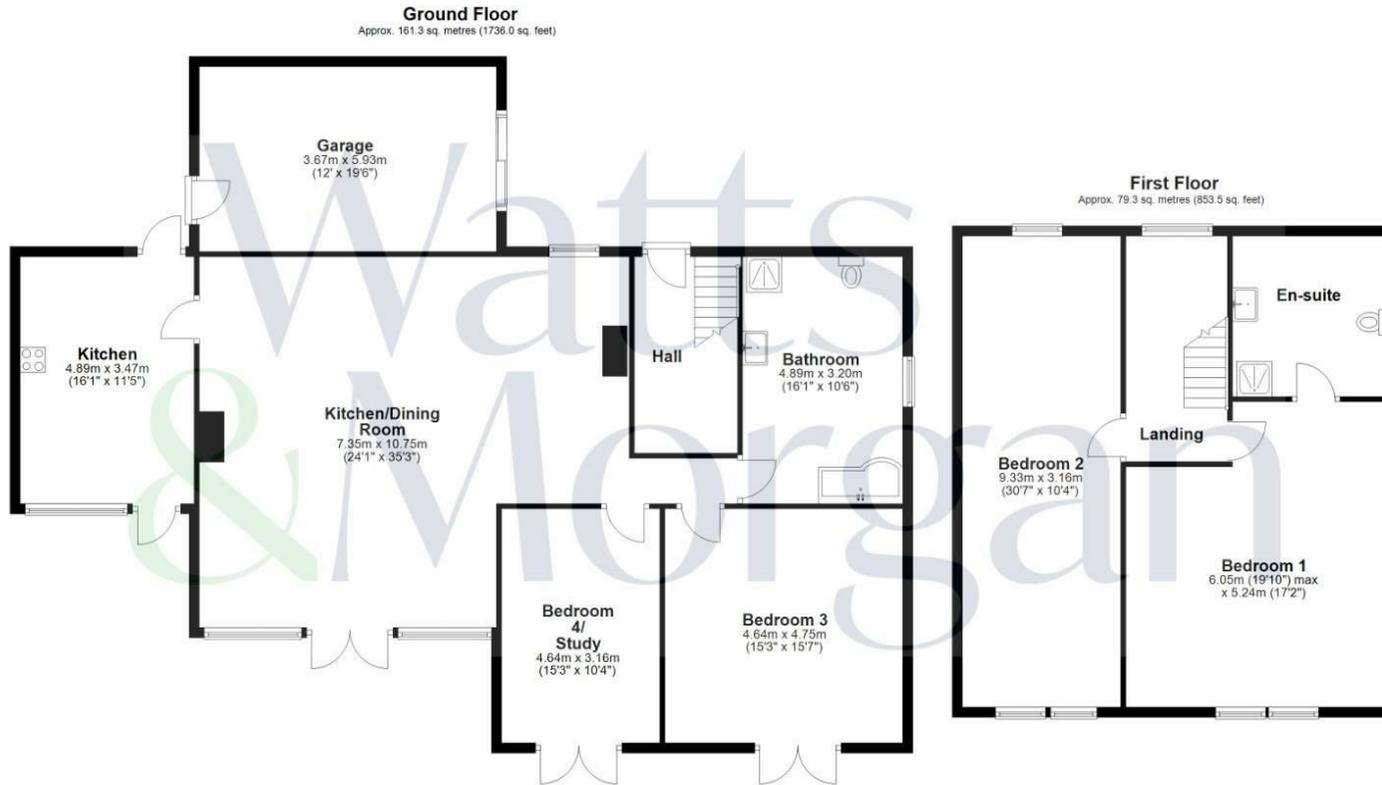
Garden & Grounds

The property is approached via a driveway with ample off-road parking and an attached single garage. A covered walkway extends along part of the drive to the front door, providing sheltered access. The wraparound garden is a delight, with a mix of mature trees, blossoming flower beds, and a well-established herb garden, all designed to offer colour and interest throughout the seasons.

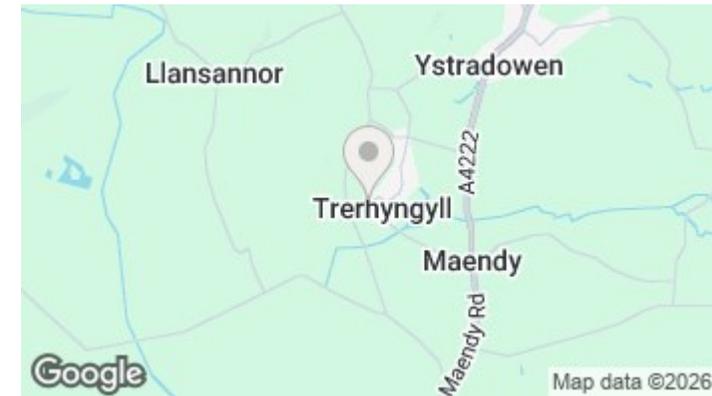
Practical features include a wooden garden shed, a convenient double power socket by the front gate, and a discreet side access area for bins and recycling. The rear garden provides wonderful private outdoor space with uninterrupted views across the neighbouring countryside, ideal for both family living and entertaining.

Additional Information

Freehold. All Mains Connected. Council Tax Band F.



Total area: approx. 240.6 sq. metres (2589.5 sq. feet)



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	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.



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