

HUNTERS®

HERE TO GET *you* THERE



Treoes, CF35 5DL

£300,000



Council Tax: E



Brynteg

Treoes, CF35 5DL

£300,000



General

Treoes is a small village located in the Vale of Glamorgan, Wales. This charming rural community offers a peaceful and picturesque setting for residents to enjoy a high quality of life.

One of the main benefits of living in Treoes is its close proximity to the stunning Welsh countryside and coast, with plenty of opportunities for outdoor activities such as hiking, cycling, and horse riding. The village is surrounded by beautiful natural beauty spots including rolling hills, lush green fields, and scenic walking paths, making it an ideal location for nature lovers and outdoor enthusiasts.

Despite its rural setting, Treoes is well-connected to neighboring towns and cities through various transport links. The village is just a short drive away from the M4 motorway, providing easy access to Cardiff and Swansea. The nearby Bridgend railway station also offers regular train services to major cities across Wales and the UK.

Treoes may be a small village, but it boasts a range of local amenities to cater to residents' needs. The village has a local pub where residents can socialize and enjoy a pint of ale, as well as a community center and chapel that hosts various events and activities throughout the year. For shopping and dining options, the nearby town of Cowbridge offers a variety of shops, restaurants, and cafes.

In terms of education, Treoes is in catchment to Llangan primary school which provides a high standard of education for local children. For older students, there are several secondary schools in the

surrounding areas that offer excellent academic opportunities.

Lounge dining

23'5" x 15'3" (7.14m x 4.65m)

with carpets to floor, skimmed walls with feature exposed stone and brick around doors, skimmed ceilings with central light fittings, two column radiators, flagstone hearth with multi fuel burner brick fireplace and oak mantle, hard wood custom made window to front and French doors to garden, storage cupboard, stairs to first floor.

Kitchen

12'7" x 8'11" (3.84m x 2.72m)

with tiled flooring, skimmed walls with one exposed stone feature wall, smooth vaulted ceilings with exposed beams and spot and pendant lighting, upright column radiator, selection of base units and shelving in a farmhouse shaker style sage colour and oak worktops, porcelain sink with mixer tap, window to rear and two skylights in ceiling.

Utility

with tiled flooring, skimmed walls and ceiling with spot lighting, base and wall units, plumbing for washing machine, door to rear.

Bathroom

9'4" x 7'8" (2.84m x 2.34m)

with tiled flooring, skimmed / wood panel walls and smooth ceilings with spot lighting, 3 piece suite wc, sink and bath, separate walk-in shower cubicle with glass screens and thermostatic rain shower, column radiator, window to rear with oak sill, built in storage.

Landing

with carpets, skimmed walls and ceilings with central lighting, wood balustade and wooden spindles, attic access and doors to:

WC

wc with tiled flooring, skimmed / tiled walls and ceilings with central lighting, wc and hand wash basin.

Bedroom 1

14'10" x 9'8" (4.52m x 2.95m)

with carpets, skimmed walls and ceiling with central lighting, hard wood window to front with oak sill, column radiator.

Bedroom 2

11'7" x 9'7" (3.53m x 2.92m)

with carpets, skimmed walls and ceiling with central lighting, hard wood window to rear with oak sill, column radiator.

Gardens

A pretty rear enclosed garden which is mostly chipped with variety of flagstones, rear hardstand with wooden shed, variety of mature borders with

mature bushes, plants and trees.

Small enclosed front yard off road.



Road Map



Hybrid Map



Terrain Map



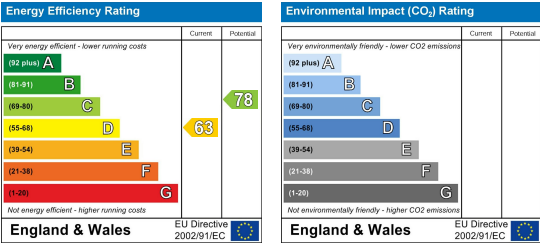
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.