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Ty Carreg  
Greenway Lane  
Bonvilston, Vale of  
Glamorgan , CF5 6TR

Ty Carreg

Guide Price £350,000

Pretty stone built barn conversion conveniently located, currently 1 bedroom with potential to increase living room and bedroom numbers.

Beautiful barn conversion

Entrance hall and ground floor shower room, living room with wood burning fire, kitchen/breakfast room with integrated appliances, large utility room

One large double bedroom, potential to further convert to form additional living room, second bedroom and first floor bathroom

Extensive parking and courtyard garden.

Excellent links to Cardiff, Cowbridge and the M4





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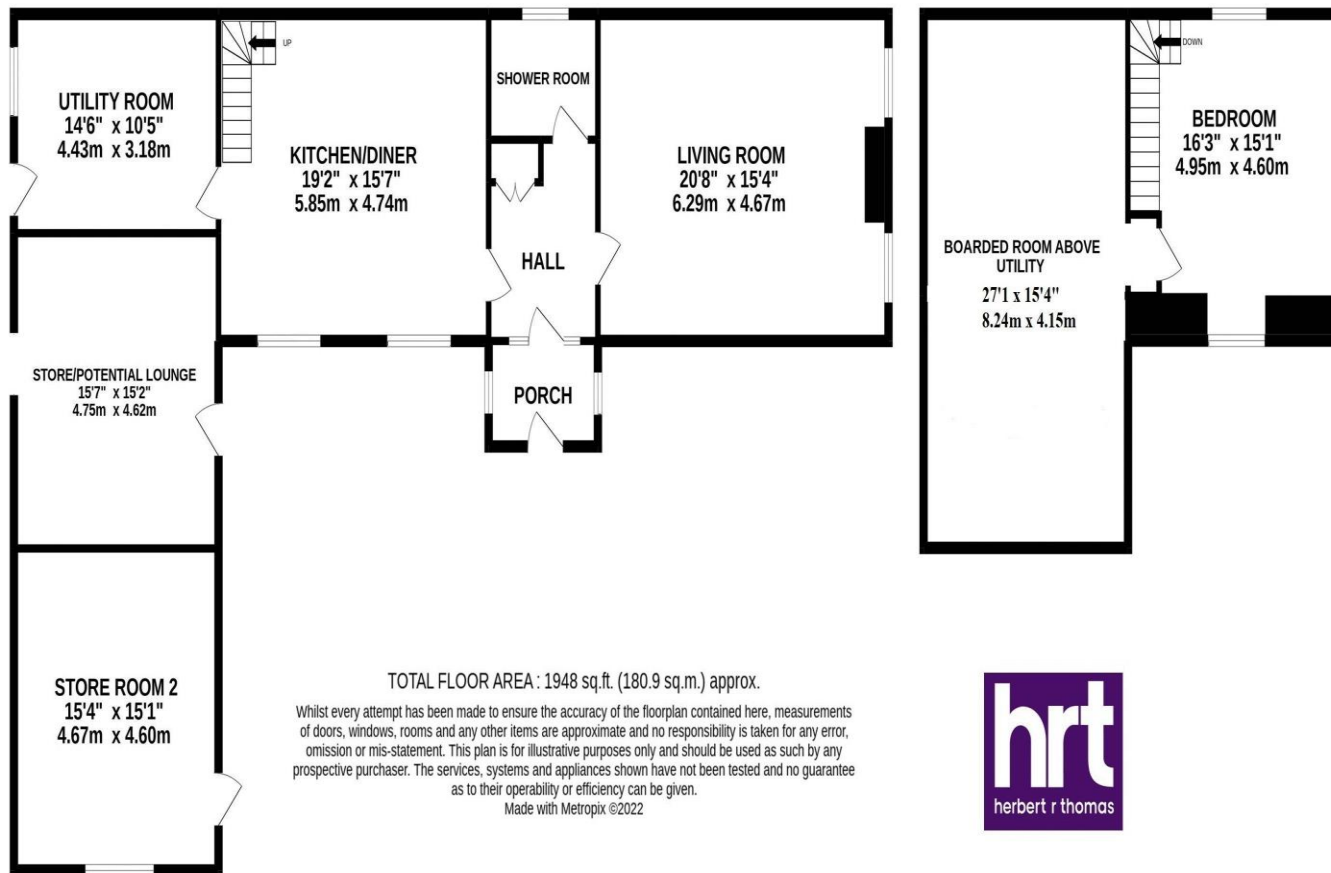
Solid oak entrance door to enclosed PORCHWAY (6' x 4'9"), low bench seat, small paned double glazed windows, part glazed stable door to HALLWAY (7'10" x 9'1"), timber panelled lower walls, high pitched and beamed ceiling, built in double cupboard and braced cottage door to downstairs SHOWER ROOM (7'10" x 5'10"), traditional white suite including pedestal basin, low level WC and fully tiled shower cubicle, timber panelled lower walls and recessed lighting. LIVING ROOM (20'7" x

15'6"), double glazed small paned windows to front and side elevations, natural stone chimney breast with recessed wood burning fire and wide flagstone hearth. Large farmhouse style KITCHEN/ DINING ROOM (19'2" x 15'8"), range of solid oak base and wall cupboards with timber trim work surfaces and Inset double bowl sink and drainer, Integrated appliances Include oven, microwave, ceramic hob, extractor, fridge, freezer and dishwasher. Arched small pane windows, slate floor, beamed ceiling and quarter turn spindle staircase to first floor. Large UTILITY/ BOILER ROOM (14'6" x 10'4"), slate tiled floor, space and plumbing for washing machine and tumble dryer. Oil fired central heating boiler.

Double glazed window and door to rear. Attached STORE ROOM (15'2" x 15'9") which would form a pleasant second lounge. Beyond which, an internal door leads to STORE ROOM 2 (15'4" x 15'1"), pitched ceiling, metal door to front courtyard and frosted double glazed window to side.

Staircase to first floor LANDING fitted cupboard and loft hatch. Door to MASTER BEDROOM (15'1" x 16'1"), a particularly large room with high vaulted and beamed ceiling, double glazed windows to front and rear elevations. A blocked up opening from the landing leads to an additional first floor BOARDED SPACE (27'1" x 15'4"), double glazed windows to front and rear elevations with ample room for a further double bedroom and Independent bathroom.

Shared gravelled access leads to Ty Carreg and the adjacent Lower Greenway Farm. A low wall will define the front boundary and leads into a very pretty flagstones front courtyard with raised beds, outside lighting and water, and entrance door to Ty Carreg. To the rear of the property, a concreted area is also included in the sale( see attached plan).





## Directions

From our Cowbridge office travel in an easterly direction up to and through the traffic lights filtering onto the A48 heading towards Cardiff. On approaching Bonvilston turn left opposite The Aubrey Arms travel a short distance and 'Ty Carreg' lies on your left hand side.

## Tenure

Freehold

## Services

Mains electric, water and sewage, oil fired central heating  
Council Tax Band E  
EPC Rating E

Viewing strictly by appointment through  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

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