



hrt
herbert r thomas

Ty Parc
Higher End
St. Athan,
Barry,
The Vale Of Glamorgan
CF62 4LW
hrt.uk.com

Ty Parc, Higher End

Asking price **£424,995**

This spacious family home offers a blend of comfort and practicality. From its generous living areas and well-appointed bedrooms, garden and garage. The property offers excellent accommodation with great transport links.

Four generously sized bedrooms, including the main bedroom with fitted furniture and ensuite

Reception rooms offering flexibility for dining, entertaining, or working from home.

Kitchen with Bosch double oven, gas hob, and contemporary cabinets.

Conservatory with garden views, leading to garden from lounge.

Two bathrooms and a downstairs toilet, all for added convenience.

Integrated garage with internal access, loft space, and rear doors.

Rear garden with patio, mature trees, and dual side access.

Ample driveway parking and front lawn.





Hallway Welcoming entrance with fitted carpet, cream painted walls, white coving and painted ceiling. Radiator and access to lounge, dining room, kitchen, and downstairs toilet.

Lounge Spacious and light-filled with fitted carpet, cream walls, white coving and painted ceiling. Features a gas fire with surround, two radiators, double glazed window to the front garden, and French doors leading to the conservatory. Dining Room / Second Reception Versatile space with fitted carpet, cream walls, white ceiling, radiator, and double-glazed window overlooking the front driveway. Includes under-stairs storage and access to the garage.

Kitchen Modern and functional with wood-effect lino flooring, cream walls, white coving and painted ceiling. Fitted units with metal contemporary handles and space for fridge and dishwasher. Double glazed window overlooks the rear garden. Utility Room Continuation of kitchen flooring and decor. Space for white goods, white radiator, Ferroli combi boiler, double glazed window, and frosted door to the side of the property. Downstairs Toilet Wood-effect lino flooring, cream walls, white ceiling, frosted double glazed window, wall-mounted sink with mixer tap, and push-button toilet.

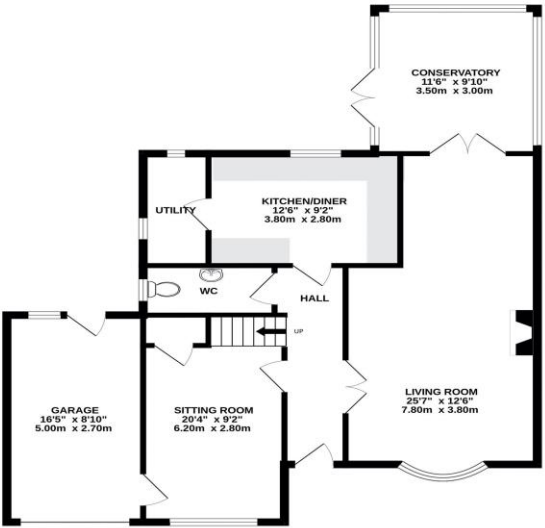
Conservatory Tiled floor, electric radiator, light fitting, and patio doors leading to the rear garden. Garage Internal access with up-and-over door, double glazed window and rear door, small loft access, and electric points.

Landing Fitted carpet, cream walls, white coving and painted ceiling, two light fittings, frosted double glazed window to the side, loft access, and storage cupboard with radiator. Main Bedroom Double room with fitted carpet, cream walls, white ceiling, radiator, and double glazed window to the front. Includes fitted dressing table, quadruple mirrored wardrobe, single wardrobe, headboard, and two chest of drawers. Ensuite painted walls, white ceiling, tiled splashback, white towel rail radiator, push-button toilet, pedestal sink with mixer tap, frosted double glazed window, and shower cubicle. Bedroom Two Double room with fitted carpet, cream walls, white ceiling, integrated half cupboard, radiator, and double glazed dual-aspect windows overlooking the front. Bedroom Three Double room with fitted carpet, cream walls, white ceiling, radiator, and double glazed window overlooking the rear garden. Bedroom Four Single room with fitted carpet, cream walls, white ceiling, radiator, and double-glazed window with rear garden views. Main Bathroom Blue lino flooring, cream walls,

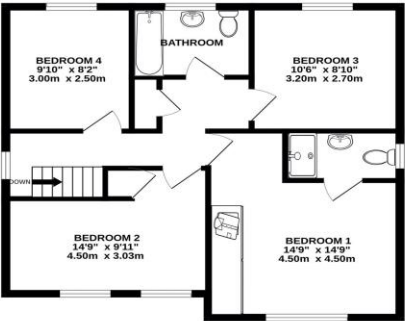
sandstone-coloured tiles and splashback, white ceiling, frosted double glazed window, sink with mixer tap, push-button toilet, radiator, and bath with shower over and glass screen.

Rear Garden patio area, outside tap, lawn with mature trees, and two side gates, one leading to the front and another to the opposite side of the property. Front Garden & Driveway lawn and block-paved driveway suitable for multiple vehicles. Side lawn beside the garage, easy access handrail, and gently sloped path to the white double glazed UPVC front door.

GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1542 sq.ft. (143.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Directions

From Cowbridge, travel along the St Athan road in to St Athan passing the RAF base on your right hand side. As you reach the village centre turn right onto Llantwit Road. Proceed along this road where Ty Parc will be on the right hand side indicated by our For Sale board

Tenure

Freehold

Services

Water, Electric, Gas, Drainage, Metered
Council Tax Band G
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of
Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

