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4 Glan y Nant  
Treoes, Bridgend County  
Council, CF35 5EE



## 4 Glan y Nant

Guide Price £399,500

Substantially extended semi-detached 3/4 bedroom family home with private gardens and rear garage, well located in a popular Vale Village.

Substantially extended semi-detached family home in village setting

Entrance hall, large lounge/dining room leading to covered open space to rear, kitchen/breakfast room, side hallway leading to study/bedroom 4, shower room and rear conservatory

Landing, 3 first floor bedrooms, large full en-suite bathroom and separate family bathroom

Private garden areas to front and rear, detached single garage

Conveniently located, lovely village setting









Substantially extended semi-detached 3-4 bedroom family home with private gardens and rear garage, well located in a popular Vale Village.

Covered entrance with hardwood entrance door and matching side screen to HALLWAY (11'9" x 9'6"), double glazed window to front elevation and spindle staircase to first floor, small paned glazed door to LOUNGE/DINING ROOM, (23'3" x 11'2") electric fire with decorative surround and mantle, double glazed window to front elevation, sliding patio doors to rear, covered outdoor area beyond. KITCHEN/BREAKFAST ROOM, (21'4" x 10'6" max) extensive range of cottage style base and wall cupboards, roll top work surface with stainless steel sink and drainer, stainless steel cooking range with extractor hood over, integrated fridge/freezer and dishwasher, space and plumbing for

washing machine, ceramic tiled floor, room for breakfast table, double glazed window and door to rear garden. Archway to INNER HALLWAY, (7'4" x 6'6") with doors to STUDY/BEDROOM 4, (12'6" x 7'10") built in cupboards, double glazed bay window to front elevation. Large REAR CONSERVATORY, (13'4" x 12'2") timber effect herringbone pattern ceramic tiled floor, double glazed windows and patio doors to rear garden. Ground floor SHOWER ROOM, (6' x 6'6") ceramic tiled floor, white low level WC and pedestal wash hand basin with fitted recess wall mirror, walk in shower cubicle with main shower attachment.

LANDING, loft hatch and door to airing cupboard with radiator. Large MASTER BEDROOM, (14'10" x 12'6") double glazed windows to front and rear elevations, built in dressing table and floor to ceiling wardrobes. EN-SUITE

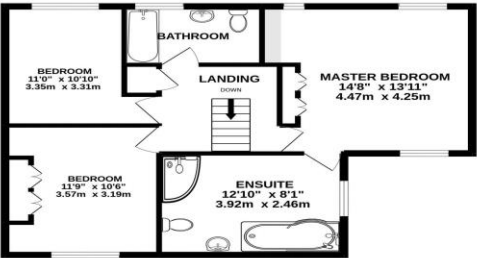
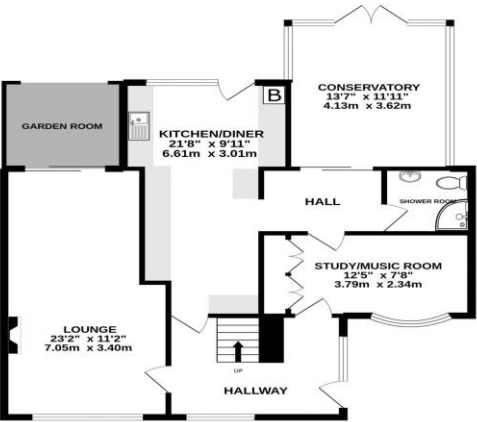
BATHROOM, (12'10" x 8'10" max) (large enough to split to create a small fourth 1st floor bedroom whilst retaining an en-suite shower room), white suite including P shaped bath with spa jets, pedestal wash hand basin, low level WC and large quadrant shaped shower cubicle with mains shower attachment, fully tiled to walls, frosted double glazed window. BEDROOM 2, (10'6" x 11'10") built in louvre doored wardrobes, double glazed window to front elevation. Double BEDROOM 3, (11'1" x 9'6") double glazed window overlooking rear garden. FAMILY BATHROOM, (8'8" x 5'62) panelled bath with mains shower over, pedestal wash hand basin and low level WC, fully tiled walls, heated towel rail and frosted double glazed window.

Lovely front garden, laid to lawn with mature shrubbery, creating considerable privacy from the roadside, side gate and trellised rose arch leads to the front door.

The rear garden combines lawned and artificial turfed sitting areas with raised paved sitting area and ornamental pond. Timber framed garden shed and access to single GARAGE with up and over door.

GROUND FLOOR  
1010 sq.ft. (93.8 sq.m.) approx.

1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 1661 sq.ft. (154.3 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.  
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### Directions

From our Cowbridge office travel in a Westerly direction filtering onto the A48 towards Bridgend. Continue along the A48 then turn right just before 'Crack Hill' and continue along this road without deviation into the village of Treoes. Continue on this road, as the road bears sharp right, 4 Glan Y Nant can be found on your right hand side.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage  
Council Tax Band E  
EPC Rating C

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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