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Ty Uchaf
Moulton, The Vale Of
Glamorgan, CF62 3AB

Ty Uchaf

Guide Price £975,000

A large five bedroom detached 'chocolate box' thatched cottage, situated in a peaceful semi-rural Vale Hamlet, yet offering excellent commuting options.

Beautiful detached thatched cottage.

Generous sized living and bedroom accommodation.

A wealth of character features.

Peaceful semi rural hamlet offering excellent commuting options.

Ample off-road parking and detached thatched treble garage with loft room above.

Gardens front and rear.

Vacant possession and no ongoing chain.

Viewing is highly recommended.





Ty Uchaf Is a large five bedroom detached thatched cottage situated on the periphery of Moulton, a peaceful semi-rural hamlet, which offers excellent commuting options into the Vale of Glamorgan and to Cardiff. This character filled property offers generous size living and bedroom accommodation ideal for a large or growing family.

The accommodation briefly comprises of a thatched entrance porch leading into a reception HALLWAY (12'3" x 16'2") which boasts flagstone floors, exposed ceiling beams, painted stonework to all walls, flagstone laid spiral stairs rising to the first floor; a double sided wood burning stove set within an original inglenook style fireplace with bread oven, shared with the neighbouring sitting room. The SITTING ROOM (27'1" x 16'6") is dual aspect with two windows to front, plus part glazed French doors and window giving access and views into the rear garden. The room also has painted stonework to all walls and visible roofing timbers, plus part exposed floorboards. On the opposite side of the reception hall is the LOUNGE (16'6" x 35'9" max). This large reception room with an exposed stone central fireplace with double sided wood burning stove, could easily be subdivided into two rooms should prospective purchasers

wish. This triple aspect room has painted ceiling beams. Flagstone laid spiral stairs rising to first floor accommodation. The substantial 25' long, triple aspect KITCHEN/ BREAKFAST ROOM (18'11" x 25') has windows and pedestrian doors to both sides and further window to rear. Exposed flagstone laid floors and visible roofing timbers, boasts a four oven AGA cooking range, a bespoke range of base and wall mounted kitchen units with hardwood and marble work surfaces. The kitchen has an integrated fan assisted oven, with a four burner gas hob above. Space and plumbing for further white goods. Off the kitchen is a ground floor CLOAKROOM housing a white two piece suite.

The stairs within the hallway lead to the extended first floor landing with study area. The property offers five bedrooms. Bedrooms 1, 2 and four are located at the front of the property enjoying countryside views. BEDROOM 1 (15' 10" x 16'6") is dual aspect and has exposed beam work to the vaulted ceiling, benefits from an EN-SUITE SHOWER ROOM (10'5"×5'4") with a white three-

piece suite including shower cubicle with mains shower, fitted low-level WC with hidden cistern and wash hand basin with white bevelled tiling. BEDROOM 2 (16'6" x 21'2") is triple aspect. It has flagstone spiral stairs leading down to the lounge and benefits from built-in wardrobe cupboard and also has exposed beam work to the vaulted ceiling. BEDROOM 3 (11' x 19'8") with two windows to front, benefits from an EN-SUITE SHOWER ROOM with a white three-piece suite and white bevelled tiling. BEDROOM 4 (9'1" widening to 14'8" x 10'5") also triple aspect enjoys views over the rear garden. BEDROOM 5 (13'8"×8') has a window to side. The impressive FAMILY BATHROOM (7'10"×13'6") has a white five piece suite which includes contemporary freestanding roll top bath, a fully tiled shower cubicle with rainfall shower fitted, 'his and her' sink units plus a low-level WC and full tiling to floor and walls.

Ornate wrought iron double gates lead onto a cobbled driveway leading to a large parking area and the detached thatched triple garage with loft room above. To the front of the property is a lawned garden boarded by stonewalling with mature trees and privet hedgerow bordering the central paved pathway. Flagstone laid patio areas extend from both sides of the kitchen/breakfast room with steps leading up to a lawned garden.

AWAITING FLOORPLANS





Directions

From Cowbridge travel east along the A48, After passing through Bonvilston, at the traffic lights turn right onto Five Mile Lane signposted Barry. Take the second exit right signposted Moulton, Follow this road towards the hamlet where Ty Uchaf, is the first property on the right hand side.

Tenure

Freehold

Services

Council Tax Band I
EPC Rating G

Viewing strictly by appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	9 G	

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