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Tyr Ysgol
Maendy
Cowbridge
The Vale Of Glamorgan
CF71 7TG

Tyr Ysgol

Asking price **£799,000**

Stone built Victorian detached character house previously connected to the Maendy primary school, offering spacious four bedroomed family accommodation with a wealth of ground floor space and west facing garden with panoramic views, a few minutes drive from the popular country town of Cowbridge.

Detached Victorian character house.

Entrance hall living room, dining room and sitting room.

Kitchen breakfast room,

Large utility/boot room and ground floor shower room

Four first floor bedrooms and family bathroom.

Excellent parking and detached garage.

Paved and lawned west facing garden with spectacular views

Easy access to cowbridge

Electric vehicle charging point





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Composite entrance door to HALLWAY quarry tiled floor, double glazed window. Door to LIVING ROOM, spacious room with double glazed windows to front and rear elevations. Recess wood burning fire with flagstone hearth with timber lintel over, timber effect floor. Open plan with step up to DINING ROOM, carved timber fireplace surround with tiled hearth and recess cupboard. Door to KITCHEN range of cream shaker style fitted cupboards with oak block worktops, inset porcelain sink and drainer, stainless steel cooking range and integrated dishwasher, fridge and freezer, double glazed windows and natural stone tiled floor. Open plan to BREAKFAST ROOM recess fireplace matching stone floor,

double glazed french doors and windows to west facing garden.

Doors from breakfast room and dining room to an INNER HALLWAY with original staircase to first floor, door to SITTING ROOM quarry tiled floor, decorative cast iron fireplace flanked by fitted cupboards, double glazed windows to rear garden with far ranging rural views beyond. Connecting doors from hallway and kitchen to a large UTILITY/BOOT ROOM, timber flooring, fitted cupboards and oak block work top, stainless steel sink and drainers, spaces for washing machine and tumble dryer. Connecting door to garage and ground floor SHOWER ROOM well appointed and fully tiled to floor and walls. Quadrant shaped shower cubicle with glazed entry door, low level W/C and wash hand basin with vanity drawer, heated towel rail.

Original staircase to landing, pitched and beamed ceilings and doors to a large PRINCIPAL BEDROOM with vaulted and beamed ceiling, double glazed windows to front and rear elevations and extensive built in wardrobes. BEDROOM 2 part pitched and beamed ceiling with double glazed Velux window to rear, polished floorboards and decorative cast iron bedroom

fireplace. BEDROOM 3 is a very pretty room with pitched ceiling with original beams, polished floorboards, Victorian cast iron fireplace and double-glazed sash windows with exceptional views. BEDROOM 4 has polished floorboards, pitched and beamed ceiling with double glazed windows to rear. BATHROOM tiled floor and white suite including roll top claw foot bath, low level W/C and wash hand basin with vanity drawer, frosted double glazed window and large walk-in shower enclosure with fixed glazed screen.

Herringbone pattern brick paved DRIVEWAY provides parking and access to a large GARAGE up and over door, stainless steel sink and fitted base cupboards, wall shelving and Worcester Bosch combination boiler. An iron gate leads to the side of the property with aluminium greenhouse with a further gate to the rear garden. Large, raised west facing patio ideal for afternoon and evening sun, steps down to a shaped lawn with pond, mature shrubbery and hedged borders.





Directions

From our Cowbridge office, travel in an easterly direction up the High Street. Turn left at the traffic lights, go through Aberthin and on to Maendy, turning right and immediately right again, where Tyr Ysgol will be on your right

Tenure

Freehold

Services

Water, Electric, Gas, Drainage.
Council Tax Band
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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AWAITING EPC

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