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West Hall, West Aberthaw, Vale of Glamorgan
offers over £375,000

 peter
alan

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About the property

A rare opportunity to acquire a four-bedroom townhouse with private paddock, forming part of the historic West Hall Country Manor, an exclusive development of just eight homes in the sought-after village of West Aberthaw. Combining countryside charm with coastal living, the property enjoys beautiful rural views, easy access to Aberthaw Beach and the Heritage Coast, and excellent road links to Cowbridge, Barry, Cardiff and the M4.

Arranged over three floors, the property offers spacious and versatile accommodation including a dual-aspect lounge/dining room with wood-burning stove, contemporary kitchen/breakfast room with integrated Neff appliances, principal bedroom with en suite, three further bedrooms, family bathroom and additional shower room.

Outside, a gated driveway provides ample parking, while the enclosed gardens and patio offer ideal spaces for relaxing and entertaining. A particular feature is the adjoining paddock, providing excellent space for children, gardening, keeping chickens or simply enjoying a wonderful outdoor lifestyle. A property combining character, space and a paddock in such a convenient coastal location are rarely available. No onward chain.

Accommodation

Entrance Hallway

A welcoming central entrance hallway featuring ceramic tiled flooring and stairs rising to the first floor. The hallway provides access to the principal reception rooms

Lounge/Dining Room

A beautifully presented dual-aspect reception room enjoying an abundance of natural light from windows to the front elevation and French doors opening onto the patio terrace. The room centres around a contemporary wood-burning stove set on a slate flagstone hearth, creating an inviting focal point. Engineered oak flooring flows throughout, while an understairs storage cupboard provides practical storage space.

Kitchen/Breakfast Room

A stylish and well-appointed kitchen fitted with an extensive range of high-gloss white wall and base units complemented by black granite work surfaces and matching splashbacks. Integrated Neff appliances include an oven, microwave, electric hob with extractor hood and dishwasher, while there is space for an American-style fridge/freezer. A front-facing window enjoys pleasant garden views and engineered oak flooring continues throughout.

Utility Cupboard

Formerly the ground floor cloakroom, this useful space now provides dedicated utility facilities with plumbing for a washing machine, fitted storage unit and shelving. Plumbing remains in place should purchasers wish to reinstate a cloakroom.





First Floor Landing

Providing access to the first-floor accommodation with stairs rising to the second floor.

Master Bedroom

A spacious dual-aspect principal bedroom benefiting from windows to both the front and side elevations, enjoying attractive countryside views. Generously proportioned and filled with natural light. Space for freestanding wardrobes.

En-Suite

Fitted with a modern white three-piece suite comprising a shower enclosure with mains-powered shower, low-level WC and wash hand basin.

Bedroom Four/Home Office

A versatile room currently utilised as a home office but equally suitable as a fourth bedroom, nursery or dressing room. Front-facing window with views across the surrounding countryside.

Family Bathroom

Appointed with a white three-piece suite comprising a panelled bath with mixer tap and shower attachment,



low-level WC and wall-mounted wash hand basin. Full-height splashback tiling and display shelving complete the room.

Second Floor Landing

Providing access to the remaining bedroom accommodation and shower room.

Bedroom Two

A generous double bedroom with front-facing window commanding far-reaching countryside views. The room also benefits from access to the loft inspection point.

Bedroom Three

A well-proportioned double bedroom featuring a Velux roof window, fitted wardrobe units and useful eaves storage cupboard.

Shower Room

Serving the second floor, this contemporary shower room comprises a fully tiled shower enclosure with mains-powered shower, low-level WC and wall-mounted wash hand basin.



External

Gardens And Parking

Approached via a sweeping communal driveway that creates a wonderful sense of arrival, Number 8 benefits from its own gated entrance with ample gravelled parking. The front garden is predominantly laid to lawn and enclosed by mature laurel hedging and fencing, creating an attractive and private setting. Gravel and flagstone pathways lead to a paved patio terrace, providing the ideal space for outdoor entertaining and al fresco dining.

Private Paddock

A standout feature of the property is the adjoining paddock, which significantly enhances the lifestyle appeal of the home. Predominantly laid to level grassland and enclosed by stock-proof fencing, the paddock offers a wealth of possibilities. Ideal for those with equestrian interests, the land provides excellent pony paddock potential and is complemented by a stable. Equally suited to children's play, family sports, gardening projects, keeping chickens or embracing a smallholding lifestyle, this versatile space provides a wonderful extension of the garden. Rarely found with properties of this type, the paddock offers the freedom and enjoyment of country living whilst remaining just



moments from the coast and excellent transport connections.

Location

The property enjoys an enviable position close to Aberthaw Beach and the stunning Heritage Coast. Despite its semi-rural setting, the property is exceptionally well connected, with convenient road links to Barry, Cowbridge, Cardiff, Cardiff Airport and the M4 corridor, while nearby railway stations at Rhoose and Llantwit Major provide excellent transport links for commuters. This desirable location perfectly balances coastal and countryside living with everyday convenience.

Additional Information

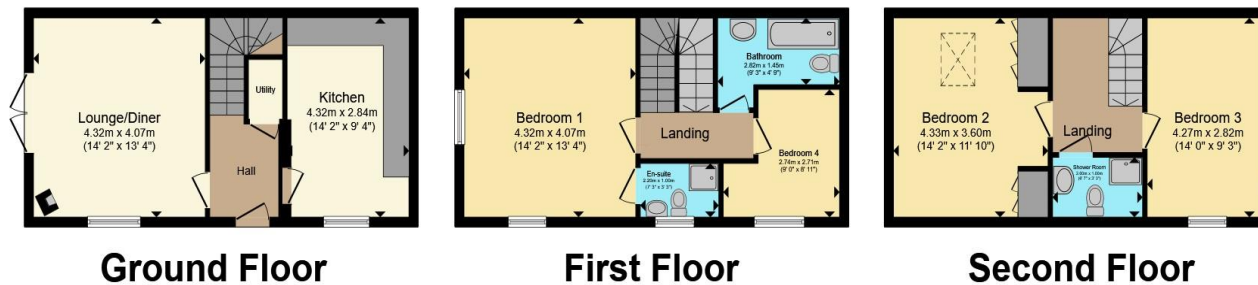
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

The communal areas are mainly laid to stone chipping's with areas of planted trees and shrubbery and for the maintenance of these areas there is a charge per household of approximately £50 per month.



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Total floor area 113.1 m² (1,217 sq.ft.) approx

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