



Forest Retreat, Danygraig

Graig Penllyn, Cowbridge, CF71 7RT

Price £989,000

HARRIS & BIRT



Dan Y Graig offers a unique opportunity to purchase a new executive, modern, detached home situated in the heart of a popular Vale of Glamorgan village benefitting from an A rating EPC. Built by a quality independent builder with knowledge of the locality and recently winning a highly commended award in Project of the Year 2022 by CrowdProperty for their development in Llantwit Major. The properties are being offered with 10 year building warranties, air source heat pumps and solar panels. Forest Retreat offers a fusion of modern building materials, with plenty of fenestration throughout to create an abundance of natural light. Benefitting from a double height gallery and sleek modern finishes, this immaculately presented new build home really is 'one of a kind'. The accommodation throughout briefly comprises 2 spacious double bedrooms with luxurious ensuite bathrooms, four further bedrooms, two family bathrooms, WC and three reception spaces.

Graig Penllyn is one of the most popular villages in the Vale with a good mixture of individual properties grouped around local facilities including the Barley Mow, playing field, tennis courts, playground etc. Although the location is pleasantly rural it is no more than a few minutes drive into the market town of Cowbridge with more extensive facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local, sporting and recreational facilities including leisure centre, cricket club, squash club, tennis club etc. Although situated very much in the heart of the rural Vale of Glamorgan, Graig Penllyn is well placed for commuting to major centres including the capital city of Cardiff, Newport, Swansea, Bridgend etc.

Accommodation

Ground Floor

Entrance Hall 6'2" x 9'11" (1.89m x 3.04m)

Full height entrance hall with access via graphite powder coated aluminium front door. uPVC double glazed window to front. Open plan through to;

Living Room 16'9" x 16'10" (5.13m x 5.14m)

Good sized reception space. Attractive powder coated Aluminium bi folding door opening out onto side patio. uPVC double glazed full height window.

Bedroom Five 6'0" x 10'0" (1.85m x 3.05m)

UPVC double glazed window to front. Adaptable space as single bedroom or study.

WC 3'3" x 6'2" (1m x 1.89m)

Two piece suite comprising low level WC and wash hand basin. Tiled splashbacks.

Bathroom Four 9'5" x 6'2" (2.89m x 1.89m)

Four piece suite comprising oversized walk in shower cubicle, panelled bath, low level WC and his and hers wash hand basins. Tiled splashbacks.

Utility Room 9'6" x 6'2" (2.9m x 1.89m)

Base units and work surface, inset sink and drainer with space for washing machine and tumble dryer.

Office/Bedroom Six 13'1" x 6'2" (3.99m x 1.89m)

Fully double glazed patio doors opening out on to side gardens. Adaptable as both bedroom and study if necessary.

Kitchen/Dining/Family Room 32'3" x 15'6" (9.83m x 4.73m)

Double height, galleried space offering contemporary open plan living with kitchen/living/dining area. Modern fitted kitchen comprising range of fitted wall and

base units as well as range of fitted utilities throughout, as well as peninsula breakfast bar. Bi-folding door run opening out onto raised patio. Attractive Velux style UPVC double glazed ceiling windows. Range of UPVC double glazed windows. Space for table and sofa.

First Floor

Master Suite Bedroom One 11'5" x 9'10" (3.49m x 3m)

Good sized double bedroom with double patio doors opening out onto a raised balcony, adjacent UPVC double glazed window.

En Suite Bathroom One 3'0" x 9'10" (0.93m x 3m)

Two piece suite comprising quadrant shower cubicle with integrated shower and shower head attachment and low level WC with inset sink on cistern unit. Tiled splashbacks. UPVC double glazed opaque window.

Suite Bedroom Two 12'1" x 11'11" (3.7m x 3.65m)

Attractive double bedroom with privacy glass screen looking down into the kitchen/living/dining room. UPVC double glazed window and pedestrian uPVC half glazed door opening out onto raised rear garden.

En Suite Bathroom Two 3'0" x 7'2" (0.93m x 2.2m)

Three piece suite comprising inset quadrant shower cubicle with integrate shower and shower head attachment, pedestal wash hand basin and low level WC. Tiled splashbacks. UPVC double glazed opaque window to rear.

Bedroom Three 8'4" x 7'2" (2.56m x 2.2m)

Good sized double bedroom, UPVC double glazed window to rear.

Bedroom Four 7'1" x 7'2" (2.16m x 2.2m)

Good sized double bedroom, UPVC double glazed window to rear.

Studio/Living Room 12'1" x 11'5" (3.7m x 3.5m)

Open plan space, perfect for relaxing with inset log burning stove and UPVC patio doors opening through into raised rear garden. Gallery to front looking down into entrance hall. with attractive oversized UPVC window spanning from ceiling pitch to wall allowing plenty of natural light.

Bathroom Three 7'1" x 7'2" (2.16m x 2.2m)

Three piece suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin. Tiled splashbacks, access through to eaves storage.

Outside

Attractive landscaped gardens and ground to include plenty of parking to front for numerous vehicles, car charging EV point to front, with an inset storm porch and patio leading to front door. Access to rear and side gardens with privacy via a selection of shrubbery, as well as a laid al fresco dining patio. To the rear is a raised top garden.

Services

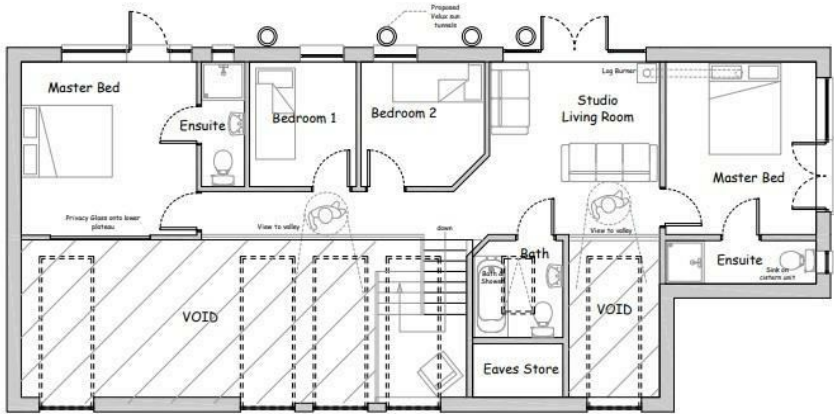
The property will be serviced by mains electric, water and drainage. The solar panels to roof will create energy for the electric throughout and offers the benefit of battery storage. The excess being sold back at a regulated tariff. Car charging EV point to front. Air source heat pump and underfloor heating throughout.

Directions

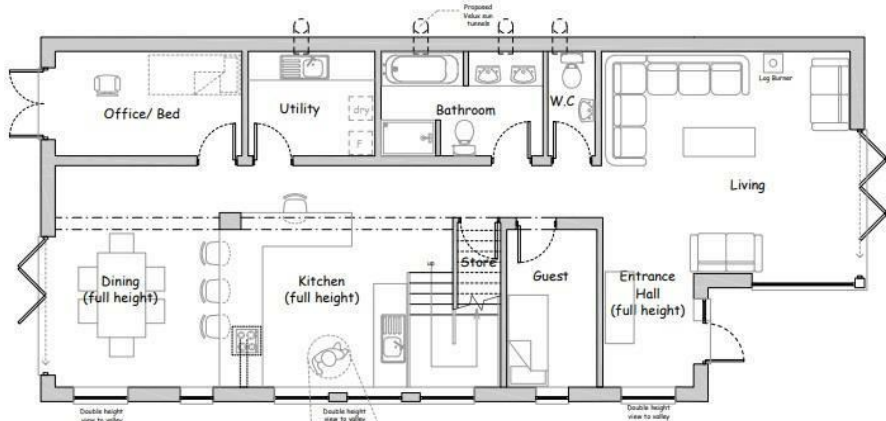
From our office at 67 High Street, turn right and continue along the High Street. At the end turn left onto A48 towards Bridgend. As you go down the dip turn right at the filter lane signposted for Penllyn & Graig Penllyn. Proceed through the village into of Penllyn through to Graig Penllyn, passing the Barley Mow your right hand side. Carry on this road and bend round to the left and then right as if you are leaving the village, Dan Y Graig is on your left hand side with Harris & Birt signage surrounding.







First Floor Plan



Ground Floor Plan



HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		93	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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