



© South Wales Property Photog

# Plas Dorlan Town Hall Square

Cowbridge, CF71 7DD

Price £520,000

HARRIS & BIRT

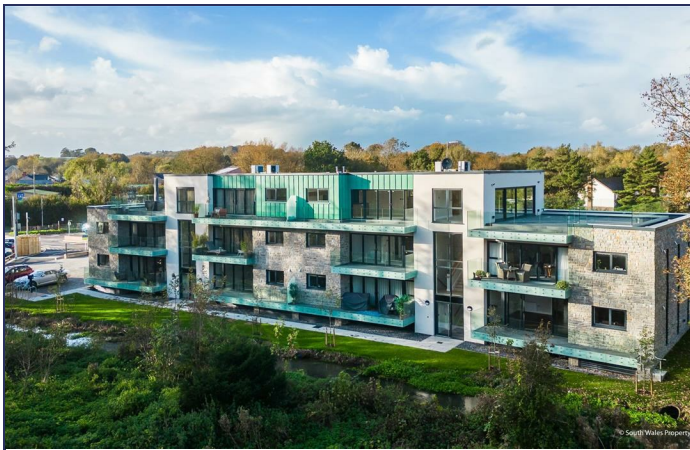


Attractive ground floor apartment with private garden.

A stunning three storey development of just six 2-bedroom / 2-bathroom apartments and two 3-bedroom / 3-bathroom duplex (two storey) penthouses. The ground floor comprises four 2-bedroom apartments with floor areas of 951ft<sup>2</sup> and, as with all of the apartments, have private, south-facing balconies overlooking the river. Entry to Plas Dorlan's apartments is via one of two secure, double-height entrance lobbies with a galleried staircase and lift, each serving just four apartments and providing direct access to the communal, riverside gardens.

The ground floor comprises four 2-bedroom apartments with floor areas of 951ft<sup>2</sup> and, as with all of the apartments, have private, south-facing balconies overlooking the river. The balconies are framed by glass balustrades and accessed via bi-fold doors, maximising light and providing a further 157ft<sup>2</sup> of space directly off the living room. The first floor accommodates a further two 2-bedroom apartments and the entry level of two 3-bedroom duplex apartments with floor areas of 2,153ft<sup>2</sup> and 2,179ft<sup>2</sup>, respectively. The duplexes also have generous south-facing balconies, this time serving the kitchen / dining room and master bedroom with 260ft<sup>2</sup> of external space. The upper level of each duplex apartment is reached from the entrance hall via a private internal stair and an optional private lift. Far-reaching views of the surrounding river and townscape are framed by double doors that provide direct access to the living room and kitchen / dining room from the galleried landing. The living room has views in three separate directions and extends via bi-fold doors onto a roof garden offering an incredible 827ft<sup>2</sup> of outside living.

Plas Dorlan is a statement building in the heart of South Wales' most desirable market town. It sets new standards in residential accommodation with generous, well-proportioned space presented in a unique and avant-garde way.



## Specification

State-of-the-art appliances and luxury fittings, coupled with a colour videocom entry system, ensure your full enjoyment and peace of mind in your new home.

Floor finishes:

- Fully tiled walls and LVT floors in the bathroom and en-suite from Villeroy and Boch
- LVT wood effect flooring.

Render:

- Though-colour acrylic render

Lighting, switches and sockets:

- LED recessed downlights in all bathrooms and ensuites, entrance hallway and kitchen
- Brushed chrome switches, sockets and USB points throughout the property

Garden and external finishes:

- Shared private garden with level grassed area
- Pathway connecting parking area to communal entrances

Doors:

- Oak veneer doors throughout
- Polished chrome ironmongery

Sanitaryware:

- Villeroy and Boch

Kitchens:

- Sigma 3 Masterclass units and integrated appliances

Structural Warranty:

- 10-year structural warranty with Premier Guarantee, one of UK's leading warranty providers
- Sprinkler system (now mandatory in Wales)

Variations to specification

- The specification may vary slightly, subject to availability of goods

## The Developer

RFP Investments Limited - We are focused on providing premium, high-quality residential developments in the most exclusive areas of Cardiff and the Vale of Glamorgan. We oversee all our projects personally and ensure that traditional construction methods are used to produce properties that will stand the test of time.

## The Builder

Knox & Wells Limited - Knox & Wells is one of the longest-established construction companies in Wales and has a proven track record of delivering high-quality construction projects on time and within budget

## Accommodation

### Hallway 3'10" x 15'4" (1.17m x 4.67m)

Herringbone LVT wood effect flooring to match kitchen and living room. Wall mounted electric radiator. Inset LED spotlighting.

### Kitchen 11'5" x 11'5" (3.48m x 3.48m)

Modern sleek handleless Sigma 3 kitchen in grey fitted with a range of wall and base units with white Corian worktop over. Features include double eyeline Neff oven and combi microwave, 1.5 sink and drainer with chrome swan neck mixer tap over, built in Neff dishwasher behind matching décor panel, built in up and over fridge freezer behind matching décor panel. Windows to front and side elevation. Inset LED ceiling spotlighting. Herringbone LVT wood effect flooring. Double sliding doors through to living room.

### Living Room 18'8" x 15'2" (5.69m x 4.62m)

Full length run of windows and sliding French doors leading our onto front balcony. Herringbone LVT wood effect flooring to match kitchen. Good sized storage cupboard. Two wall mounted electric radiators. Inset LED spotlighting. Communicating sliding doors through to kitchen and hallway.

### Bedroom One 19'1" x 13'10" (5.82m x 4.22m)

Good sized master bedroom. Wood effect LVT flooring. Central pendant ceiling light. Range of floor to ceiling

windows to side elevations. Two wall mounted electric radiators. Doorway through to en-suite bathroom.

### Ensuite One 7'0" x 9'3" (2.13m x 2.82m)

Suite in white comprising low level dual flush WC, Wash hand basin set into vanity with chrome mixer tap over, full length bath with chrome mixer tap over and a double shower cubicle behind glazed panel and glazed sliding door with chrome rainhead shower and showerhead attachment. Wall mounted heated towel rail. Extractor fan. LVT wood effect flooring. Fully tiled walls. Window to side elevation. Inset LED spotlighting.

### Bedroom Two 12'5" x 11'4" (3.78m x 3.45m)

Another good sized double bedroom. Wood effect LVT flooring. Central pendant ceiling light. Window to rear elevation. Wall mounted electric radiator. Doorway through to en-suite bathroom.

### Ensuite Two 12'5" x 6'4" (3.78m x 1.93m)

Accessed via bedroom two and hallway. Suite in white comprising low level dual flush WC, Wash hand basin set into vanity with chrome mixer tap over and a glazed shower cubicle with chrome rainhead shower and showerhead attachment. Wall mounted heated towel rail. Extractor fan. LVT wood effect flooring. Fully tiled walls. Window to rear elevation. Inset LED spotlighting.

### Covered Balcony 29'6" x 6'6" (9 x 2)

Accessed via French doors from the living room. Covered balcony with LED spotlighting. Composite decked terrace. Glass balustrade with chrome handrail.

## Private Garden

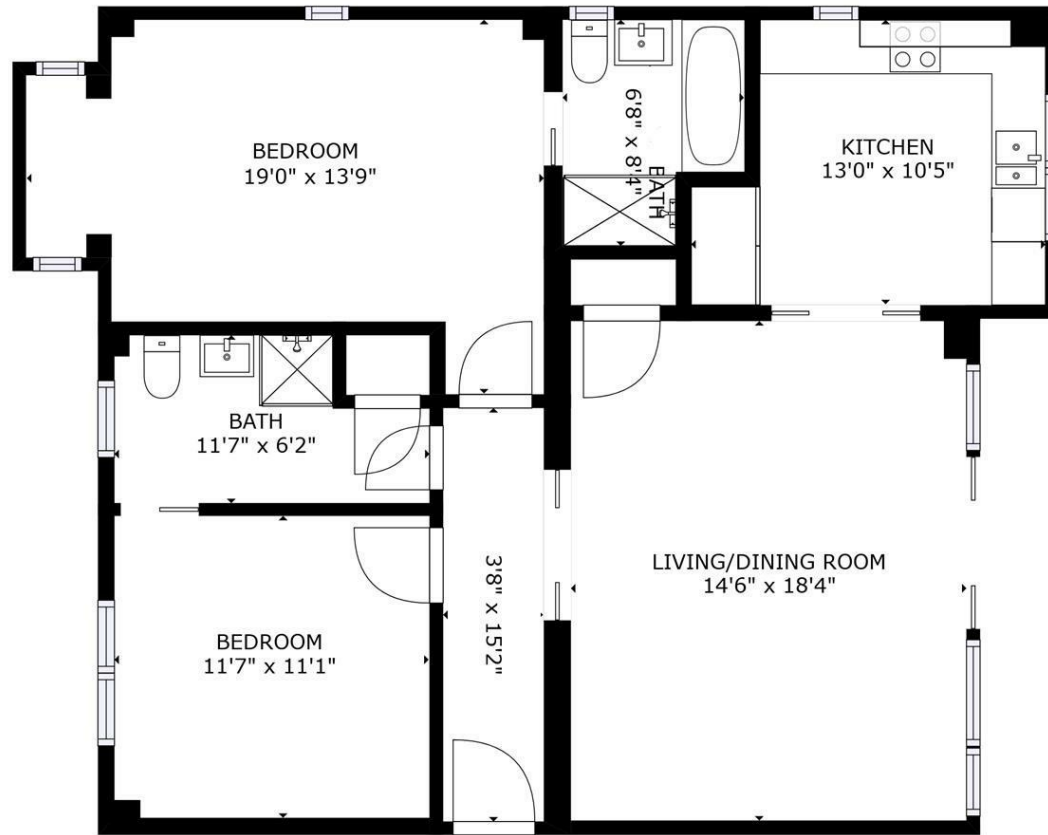
Sizeable side garden laid to lawn, accessed via covered balcony with two steps down.

## More Information

Please visit the Plas Dorlan website at [www.plasdorlan.co.uk](http://www.plasdorlan.co.uk)





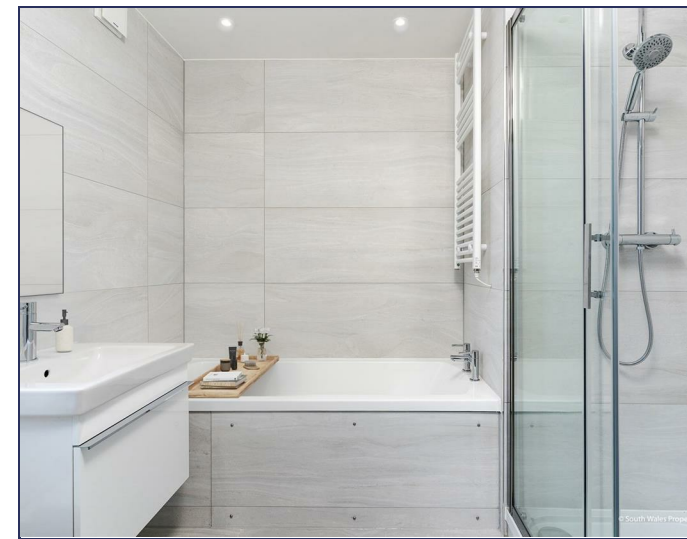


GROSS INTERNAL AREA  
 FLOOR 1: 973 sq. ft  
 TOTAL: 973 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



# HARRIS & BIRT

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

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



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