



## Pwll Du Prisk Road

Maendy, Nr Cowbridge, CF71 7TG

Price Guide £500,000

HARRIS & BIRT





A modern, detached, property offering delightful countryside views situated on a quiet lane within the small hamlet of Maendy. Accommodation briefly comprises: entrance porch, hall, living room, conservatory, WC, kitchen/breakfast room and dining room to the ground floor. Upstairs there is a lovely master bedroom with far reaching views and spacious en suite, a further three double bedrooms and a family bathroom. Outside offers off road parking and a garage with a wrap around rear patio and pretty garden to the side. Further benefits include gas combination boiler, installed in 2024 and uPVC double glazing throughout.

Maendy is a small hamlet just north of the market town of Cowbridge which benefits from an excellent range of local facilities including schooling, shops etc. The property is situated very much in the heart of the Vale of Glamorgan yet is within easy commuting distance of major centres including the capital city of Cardiff, Bridgend, Newport, Swansea etc. Situated within the catchment for Cowbridge Comprehensive School.

PRICE GUIDE £500,000 TO £550,000



## Accommodation

### Ground Floor

#### Entrance Porch

The property is entered via hardwood door with decorative glazed panel into front porch. Window to side. Cloaks cupboard. Tiled floor. Pendant ceiling light. Door to Hall.

#### Hall

Central staircase to first floor. Understairs storage cupboard. Carpet flooring. Radiator. Pendant ceiling light.

#### Kitchen/ Breakfast Room

Modern fitted kitchen with features to include: range of wall and base units with wood effect laminate worktops and matching upstands. 1.5 bowl sink with curved mixer tap and draining groves. Eyleine Zanussi double electric oven and inset microwave above. Inset four ring gas hob with stainless steel splashbacks and Zanussi extractor hood over. Under counter integrated fridge. Under counter integrated dishwasher. Window to rear offering countryside views. Wall mounted cupboard housing Vaillant Eco fit gas boiler. Opening into dining area with space for table and chairs and window to front. Tiled floor. Radiator. Pendant spot lights. Door to:

#### Utility Room

Wall and base units with laminate work tops and tiled splashbacks. Plumbing for undercounter washing machine. Part glazed door to rear and obscure glazed window to rear. Continuation of tiled flooring from kitchen. Pendant spot lights.

#### Dining Room

Window to front. Sliding patio door to rear. Solid wood flooring. Radiator. Pendant ceiling light.

#### WC

Obscure glazed window to rear. Pedestal wash hand basin with hot & cold taps and tiled splashbacks. Low level, dual flush WC. Tiled floor. Pendant ceiling light.

#### Living Room

Central feature fireplace containing freestanding Chesneys woodburning stove set on slate hearth. Window looking into conservatory. Carpet flooring. 2 x radiators. Pendant ceiling lights. Sliding glazed doors into conservatory.

#### Conservatory

Fully glazed to all sides with tinted glass roof. French doors opening onto rear garden. Window to living room. Wood effect laminate flooring. Radiator. Ceiling light with fan.

### First Floor

#### Landing

Half turn carpeted stairs from ground floor. Airing cupboard housing hot water tank and shelving. Loft access hatch. Window to front with decorative stained glass feature. Carpet floor. Pendant ceiling light.

#### Master Suite Bedroom One

Large window overlooking front. Two corner windows offering views over the countryside to the rear. Run of fitted wardrobes. Wood effect laminate flooring. Radiator. Pendant ceiling light.

#### Master Suite Bathroom

Corner shower cubicle with wall mounted Mira electric shower. Vanity unit containing hidden cistern, low level WC, worktop with inset sink, hot and cold taps and storage underneath. Obscure glazed window to front. Fully tiled walls. Tiled floor. Radiator. Ceiling spotlights. Extractor fan.

#### Bedroom Two

Window overlooking side garden offering far reaching countryside views. Range of built in wardrobes. Wood effect laminate flooring. Radiator. Pendant ceiling light.

#### Bedroom Three

Window overlooking rear offering far reaching countryside views. Carpet flooring. Radiator. Pendant ceiling light.

#### Bedroom Four

Window overlooking side garden offering far reaching countryside views. Carpet flooring. Radiator. Pendant ceiling light.

#### Family Bathroom

Modern fitted bathroom suite with features to include: panelled bath with waterfall mixer tap and wall mounted, mains connected shower, rainfall shower head and further detachable showerhead. Vanity unit containing hidden cistern, low level WC, worktop with inset sink, waterfall mixer tap and storage underneath. Fully tiled walls. Tiled floor. Obscure glazed window to rear. Vertical towel warmer. Ceiling spotlights. Extractor fan.

#### Outside

Brick laid private drive offering off road parking for several vehicles. Single car garage with electric roller shutter door, window to side, light and power. Side gate leading to the front door and pathway to the rear garden. The rear garden is mainly laid to lawn with pretty planted borders and hedge and dry stone wall boundary. Wrap around area of patio to the rear offering lovely countryside views to the rear.

#### Services

All mains services are connected. Heating via gas boiler installed in Jan 2024. UPVC double glazing throughout.

#### Directions

From our offices at 65 High Street, to left up the high street to the traffic lights and turn left. Go through the village of Aberthin and as you enter the village of Maendy turn right and the driveway entrance to the property is a short way on your left hand side.













GROSS INTERNAL AREA  
 GROUND FLOOR 989 sq.ft. FLOOR 1 697 sq.ft.  
 TOTAL : 1,686 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# 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	<b>78</b>

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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