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Graig Penllyn

Nr Cowbridge, CF71 7RT

Price £650,000

HARRIS & BIRT



A modern, detached home within this much sought after village of Graig Penllyn, close to Cowbridge. With accommodation benefitting from great natural light levels and briefly comprising; drawing room with multi fuel-stove and patio doors out to the garden, dining room, kitchen/ breakfast room opening to an exceptional sun room with second sitting room/study beyond. Extremely generous master bedroom with en suite bathroom, three further bedrooms and family bathroom. Offering plenty of driveway parking to front and integrated garage. Very useable level lawn and decked seating and, to the rear a thoughtfully planted garden from which there are views out onto farmland beyond.

Graig Penllyn has long been one of the most popular villages within the Vale of Glamorgan with a range of local facilities including; village pub, village hall, playing grounds and tennis court. The well regarded Primary School in Llangan is within walking distance and the property lies within the catchment area of Cowbridge Secondary School. There are more extensive facilities within the Market Town of Cowbridge within a short drive and these include a wide range of shops (both national and local), library, health centre, sporting and recreational facilities. An excellent local road network provides easy access of Cardiff, Bridgend, Newport and Barry.

- Executive and Modern Detached Property
- Master En Suite and Family Bathroom
- Extensive Fenestration Throughout Allowing Plenty of Natural Light
- Well Maintained and Landscaped Gardens
- Four Bedrooms
- Excellent Living Accommodation with Wonderful Sun Room
- Good Sized Garage
- EPC: D

Accommodation

Ground Floor

Entrance Hall 9'8" x 12'1" (2.95m x 3.68m)

The property is entered via graphite painted wooden front door. Inset opaque glazed vision panel. Open entrance hall with quarter turn staircase to first floor landing. Further natural light via UPVC double glazed opaque window. Skimmed walls. Coved ceiling. Oak laid flooring. Fitted double radiator. Access through to drawing room.

Drawing Room 22'2" x 15'4" (6.76m x 4.67m)

Attractive principal reception room. Inset log burning stove set into an attractive chimney breast. Range of UPVC double glazed windows and UPVC double glazed patio doors leading out to side garden. Skimmed walls and ceiling. Fitted carpet.

Kitchen/ Breakfast Room 16'1" x 12' (4.90m x 3.66m)

Fitted kitchen in a stainless steel finish with matching handles. Features to include range of wall and base units with Oak laid work surface. Inset stainless steel sink and mixer tap. 'New World' Range Cooker with four ring electric induction hob. Underset electric fan oven. Matching chrome chimney extractor. Space for up and over fridge freezer. Further stainless steel drawer pack. Fitted island with matching base units and work surface. Overhanging breakfast bar. Downlighting. Tiled splash backs. UPVC double glazed window to side elevation. Skimmed walls and ceiling. Ceramic tiled flooring. Attractive graphite vertical radiator housed to wall. Door to;

Utility 7'10" x 12' (2.39m x 3.66m)

Further range of fitted wall and base units in a shaker style. Mottle effect work surface. Stainless steel sink and chrome mixer tap. Space for all utilities. Tiled splash backs. UPVC half glazed pedestrian door to side elevation. Built in cupboard housing RCD fused board and solar panel inverter. Worcester oil fired central heating boiler housed to floor. Ceramic tiled flooring.

Dining Room 12'2" x 12'1" (3.71m x 3.68m)

UPVC double glazed window to rear elevation. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Adaptable secondary reception space.

Sun Room 11'10" x 18'10" (3.61m x 5.74m)

Accessed via kitchen. Offering an attractive glass mono-pitched room with an abundance of natural light via extensive fenestration throughout. Range of UPVC double glazed window units. UPVC double glazed roof structure. Skimmed walls. Oak laid flooring. Graphite vertical modern radiators. UPVC double glazed patio doors out to decked side terrace. UPVC fully glazed opaque patio doors through into study.

Study 9'10" x 17'11" (3.00m x 5.46m)

Adaptable space sat above the garage. Range of UPVC double glazed Velux windows under eaves. UPVC double glazed window to front elevation. Skimmed walls and ceiling. Fitted carpet. Fitted matching vertical graphite radiator.

First Floor

Landing

Accessed via quarter turn staircase to open landing. UPVC double glazed picture window to front elevation enjoying views over the countryside and beyond allowing plenty of natural light. Fitted carpet. Skimmed walls. Coved ceiling. Large attic hatch allowing access to attic. Communicating doors to all first floor rooms.

Master Suite Bedroom 14'7" x 15'4" (4.45m x 4.67m)

Excellent sized double bedroom. UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Door to en suite.

Master Suite Bathroom

Five piece suite in white comprising wood panelled bath with inset mixer tap. Corner quadrant shower cubicle with integrated chrome shower and rainfall shower head attachment. Low level WC. Pedestal wash hand basin. Fitted bidet. Half tiled walls. Skimmed and coved ceiling. Wood effect flooring. Fitted radiator. UPVC double glazed opaque windows to rear elevation.

Bedroom Two 12'2" x 9'7" (3.71m x 2.92m)

Good sized double bedroom. UPVC double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

Bedroom Three 9'6" x 9'11" (2.90m x 3.02m)

Another good sized double bedroom. UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Built in wall hung shelving.

Bedroom Four 12'4" x 9'2" (3.76m x 2.79m)

Good sized double bedroom. UPVC double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Built in wardrobe.

Bathroom Two

Three piece suite in white comprising wood panelled bath with inset mixer tap fitted chrome shower head fitment. Low level hidden cistern WC. Pedestal wash hand basin underset vanity unit. Half tiled walls. Skimmed and coved ceiling. Wood effect flooring. Vertical heated towel rail. UPVC double glazed opaque windows to rear elevation.

Double Garage approx. max 18'8" x 16'0" (approx. max 5.7m x 4.9m)

Integrated double garage set behind up and over aluminium sectioned garage door. Power and light. Good space for storage. Situated under office space.

Gardens & Grounds

Parking area, with access into garage. Steps lead up from drive to front entrance door and from which a path leads to the lawned side garden. This lawned side garden has been extended in recent years to create a much more useable, level space, overlooked by and accessed from the Drawing Room. Sheltered, decked sitting and dining area accessed from Sun Room, enjoying westerly views onto farmland and countryside beyond. To the rear of the property is a banked garden with paths meandering through low maintenance shrub beds to a wonderful seating area with a vine-covered pergola; beyond this is a timber Summer House. Both these enjoy raised, Westerly views onto farmland beyond.

Services & Tenure

The property is to be sold on a Freehold basis. Mains electric, water and sewerage connect to the property. Oil-fired central heating. Solar panels provide supplementary electric and also a 'feed-in tariff'; please contact us for further information.

Directions

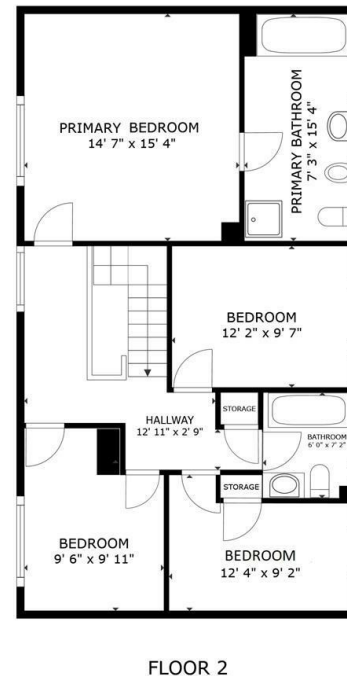
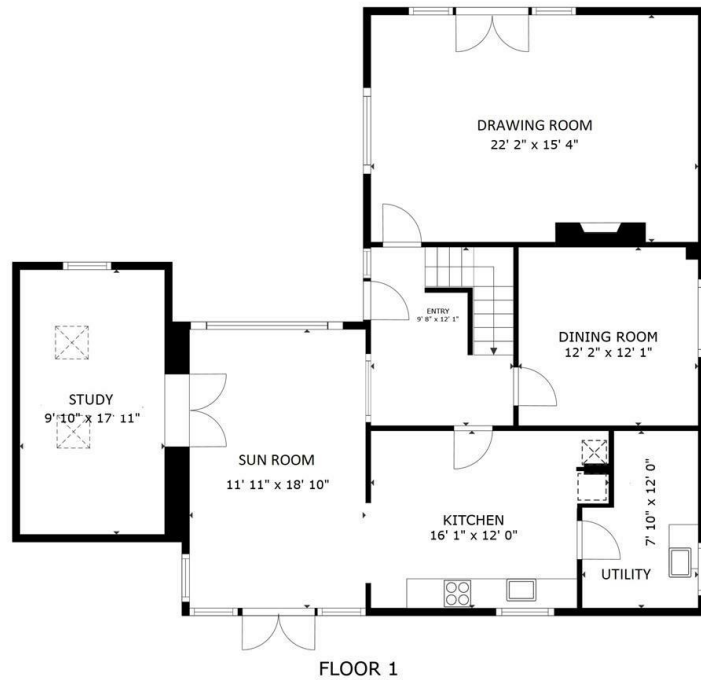
From our office at 65 High Street, Cowbridge, travel in a westerly direction, and exit the Town on the A48, following signs to Bridgend. After approximately one mile, situated in a dip in the road, take a right hand turn sign-posted for Penllyn. Continue on this road for approximately three miles, passing the Red Fox public house and continuing in to Graig Penllyn. West Highlands will be fifth house to your right, about 150 yards before The Barley Mow public house. What3Words: ///stopped.tins.wobbles











HARRIS & BIRT
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR 1 1,317 sq.ft. FLOOR 2 894 sq.ft.
 TOTAL : 2,211 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		68	
(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			
(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	

