



Greystones

Penllyn, Cowbridge, CF71 7RQ

Price £960,000

HARRIS & BIRT



An impressive, sizeable and extended, five bedroom, detached property that offers it's own recommendation by the fact that the vendor has lived here for 57 years and the clients have lived there from new. The property is set in the heart of the ever popular Vale of Glamorgan village of Penllyn and provides wonderful family accommodation throughout. Briefly comprising entrance porch, entrance hallway, dining room, drawing room, conservatory, study, WC, living room, kitchen/dining room and utility to the ground floor. Stairs lead up to four excellent sized bedrooms, two en-suites, family bathroom and a fifth bedroom currently in use as a games room with 3/4 size original Riley snooker hall table, darts board etc. The property sits on 0.5 acres of formal gardens and benefits from plenty of off road parking behind double electric gated entrance.

Penllyn is an attractive small village comprising mostly individually detached houses close to Penllyn Castle. Local facilities include the Red Fox, Parish Church and village hall. Just a few minutes drive away is the highly regarded market town of Cowbridge. Offering a wide range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local and now including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, football club etc. Countryside pursuits including golf, horse riding etc. are available in the surrounding areas. The heritage coastline is just a few miles to the south. The good local road network including access to the M4 brings major centres within easy commuting distance including the capital city of Cardiff. Main line railway links via Cardiff and Bridgend and Cardiff Wales Airport is within easy driving distance.

- Exclusive Detached Residence
- Situated on 0.5 Acres of Gardens & Grounds
- Five Bedrooms
- Three Bathrooms
- Large Footprint
- Double Gated Entrance & Forecourt Parking
- Five Reception Rooms
- EPC: TBC

Accommodation

Ground Floor

Entrance Porch 12'8 x 4'7 (3.86m x 1.40m)

The property is entered via uPVC front door with opaque vision panel. Range of uPVC double glazed windows. Mono-pitched ceiling. Ceramic tiled flooring. Glazed internal wall with two fully glazed double doors opening into entrance hallway.

Entrance Hallway 18'8 x 12'5 (5.69m x 3.78m)

Attractive quarter turn staircase leading up to gallery landing. Papered walls. Coved ceiling. Fitted carpet. Fitted radiator with radiator cover. Doorway opens through into dining room.

Dining Room 12'5 x 21'0 (3.78m x 6.40m)

Attractive formal dining room. Dual aspect via fully double glazed bow window to front elevation. Skimmed wall. Coved ceiling with ceiling rose. Wood block parquet flooring. Open fireplace set into a marble hearth with wooden surround. Fitted dado rail. Two sets of wooden glazed double doors open through into drawing room.

Drawing Room 17'2 x 21'0 (5.23m x 6.40m)

Wonderful formal reception space. UPVC double glazed window to front elevation. Inset uPVC double glazed bay window to rear elevation overlooking rear gardens. Inset log burning stove set into matching marble hearth and wooden surround to the opposing elevation. Skimmed walls with fitted dado rail. Matching intricately coved ceiling with ceiling roses. Wooden parquet flooring. Range of fitted radiators.

Sun Room 12'3 x 10'8 (3.73m x 3.25m)

Accessed via wooden glazed patio doors opening out from dining room. UPVC built conservatory sat on a dwarf wall with pitched roof structure. Range of blue glass ceiling lights. Further range of uPVC double glazed windows and fully glazed patio doors with inset blinds. Power and light.

Study/Office 9'1 x 8'7 (2.77m x 2.62m)

UPVC double glazed window to front elevation. Papered walls. Coved and skimmed ceiling. Wood effect flooring. Fitted radiator.

WC/Cloakroom

Two piece suite comprising low level WC with wall hung wash hand basin. Fully tiled walls. Contrasting tiled floor. Wall hung chrome heated towel rail.

Family Room 22'5 x 10'8 (6.83m x 3.25m)

Attractive secondary reception space. Situated off the kitchen/dining room. Two wooden fully glazed patio doors opening out onto steel framed glazed pergola. Fully skimmed walls with attractive feature wall. Coved ceiling with inset ceiling roses. Wood effect flooring. Log burning stove set into attractive chimney hearth. Range of fitted radiators. Doorway opens through into kitchen/dining room.

Kitchen/Dining Room 13'4 x 18'10 (4.06m x 5.74m)

Modern shaker style country kitchen in a mint palate with oak fitted worktops throughout. Features to include wall hung display cases. Inset oversized China Belfast sink with chrome mixer tap. 'Kupperbusch' induction four ring hob with over head chimney extractor. 'Toledo Rangemaster' range cooker. Inset wine fridge. Space for American style fridge/freezer. Free standing island in a shaker style with

wood effect worksurface and overhanging breakfast bar. Fully tiled splashbacks. Skimmed ceiling with inset spotlighting. Tiled flooring. UPVC half glazed door to side elevation. Fitted radiator. Doorway opens through into utility room.

Utility Room 10'3 x 7'1 (3.12m x 2.16m)

Further range of fitted wall and base units. Chrome sink and drainer. UPVC double glazed window to front elevation. Skimmed walls. Skimmed ceiling. Vinyl tile effect flooring.

First Floor

Landing 3'1 x 19'1 (0.94m x 5.82m)

Accessed via quarter turn staircase to gallery landing overlooking entrance vestibule. Fitted carpet with inset carpet runners. Full length landing. UPVC double glazed windows to front elevation. Papered walls. Coved ceiling with inset ceiling rose. Access to loft via hatch. Good sized airing cupboards. Fitted radiator. Fitted carpet. Communicating doors to all first floor rooms.

Master Suite Bedroom One 10'7 x 21'0 (3.23m x 6.40m)

Dual aspect via UPVC double glazed windows to front elevation. Bowed UPVC double glazed window to rear elevation overlooking pretty rear garden. Papered walls. Coved ceiling. Range of built in bedroom furniture. Fitted carpet. Range of fitted radiators.

Master Suite Bathroom One

Four piece suite comprising panelled bath with chrome mixer tap. Low level dual flush WC. Oversized wash hand basin. Oversized walk in shower cubicle with integrated chrome shower and shower head attachment. Fully tiled walls. Tiled flooring. Coved ceiling with inset ceiling downlights. UPVC opaque glazed window to rear elevation. Fitted radiator.

Suite Bedroom Two 10'0 x 14'8 (3.05m x 4.47m)

Good sized double bedroom. UPVC double glazed window to front elevation. Papered walls. Coved ceiling. Fitted carpet. Fitted radiator. Doorway through into en suite.

Suite Bathroom Two 7'1 x 8'2 (2.16m x 2.49m)

Three piece suite in white comprising oversized corner quadrant shower cubicle with integrated chrome shower, rainfall shower head and separate shower head attachment. Low level dual flush WC. Wash hand basin set into vanity unit. Tiled and PVC splashbacks. Wall hung chrome heated towel rail. Access to loft via hatch. UPVC double glazed window to front elevation.

Bedroom Three 12'6 x 13'2 (3.81m x 4.01m)

Good sized double bedroom. UPVC double glazed bow window to rear elevation overlooking pretty rear gardens. Papered walls. Coved ceiling. Wood effect flooring. Fitted radiator.

Bedroom Four 10'1 x 11'2 (3.07m x 3.40m)

Fourth double bedroom. UPVC double glazed bow window to rear elevation. Papered walls. Textured ceiling. Fitted carpet. Fitted radiator.

Family Bathroom 8'8 x 11'2 (2.64m x 3.40m)

Four piece suite in white comprising roll top dual fitted free standing bath with floor

mounted mixer tap and separate showerhead fitment. Low level WC. Pedestal wash hand basin. Corner quadrant shower cubicle with rainfall shower head and shower head fitment. Fully tiled splashbacks. Wood effect flooring. UPVC opaque double glazed window to rear elevation. Fitted radiator.

Bedroom Five/Games Room 13'9 x 20'6 (4.19m x 6.25m)

Currently in use as a fully functional games room but easily adaptable to a fifth double bedroom. Two UPVC double glazed windows to rear elevation and side elevation. Skimmed walls. Coved ceiling. Fitted radiator. Fitted carpet. 3/4 size original Riley Snooker Hall Table to remain.

Outside

Detached Garage

An excellent sized single garage with solid concrete base. Electric roller door. Power and light. Pedestrian side access via wooden door.

Gardens & Grounds

The property is set in circa 0.5 acres of mature gardens & grounds. Accessed via a wrought iron electric double gate across a block paviour driveway to a large forecourt mainly laid to tarmac. The property is made private to front via laurel hedgerow and formal raised beds and borders. External lamp lighting. There is pedestrian access to both sides of the property. Private to either side via close boarded fencing. Small utility room housing tumble dryer and other amenities. Gated access to the rear garden. Sizable and set into three tiers. The ground floor tier is mainly laid to patio with a glass built mono pitched steel pergola. Raised beds and borders through the bank leading up to a parcel of lawn. Housing a timber built summerhouse. Excellent for entertaining with attractive al fresco patio terrace. Benefitting from power and light. The garden steps up again to a parcel of lawn housing another timber built shed, greenhouse and made private to the back by close boarded fencing. True gardeners dream!

Services & Tenure

Services via oil fired central heating. Mains electric, water and drainage.

Directions

From our offices at 65 High Street travel west up Westgate and up onto the A48. Take a right up the hill to the village of Penllyn. The Red Fox will be on your right hand side. Travel through the village and Greystones is on your left about half way into the heart of the village behind wrought iron double gates.



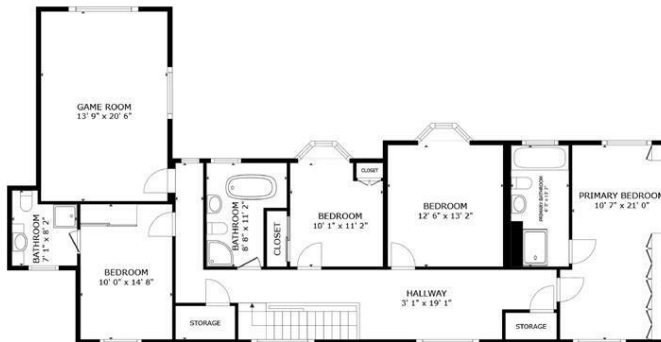








FLOOR 1



FLOOR 2

HARRIS & BIRT
CHARTERED SURVEYORS &
ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1 1,814 sq.ft. FLOOR 2 1,589 sq.ft.
TOTAL : 3,403 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(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	

