



Apartment Eight Plas Dorlan

Minafon, Cowbridge, CF71 7GN

Price £495,000

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Apartment Eight is situated on the south westerly elevation on the first floor, offering an abundance of natural light through the apartment. The property briefly comprises entrance hallway, living/dining room, kitchen and two double bedrooms with en-suites all to one floor. The property has a covered balcony with off road parking behind electric gates. A stunning three storey development of just six 2-bedroom / 2-bathroom apartments and two 3-bedroom / 3-bathroom duplex (two storey) penthouses. Entry to Plas Dorlan's apartments is via one of two secure, key fob access, double-height entrance lobbies with a galleried staircase and elevator, each serving just four apartments and providing direct access to the communal, riverside gardens. Designated private parking space with dedicated EV charging point with access to two visitor parking spaces on a first come basis.

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.

- Two Double Bedrooms
- Open Plan Living
- First Floor Apartment with Covered Balcony
- Off Road Parking With Electric Charging Points
- Bespoke High Specification design with Sigma 3 kitchen
- Two En Suite Bedrooms
- Town Centre Location Within A Minute Walk Of High Street
- EPC ; C

Accommodation

Hallway 3'10 x 15'2 (1.17m x 4.62m)

Entered via hardwood fire door from communal hallway. LVT wood effect flooring to match kitchen. Wall mounted electric radiator. Inset LED spotlighting.

Kitchen 10'5 x 10'6 (3.18m x 3.20m)

Modern sleek handleless Sigma 3 kitchen 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. Wood effect LVT flooring. Double sliding pocket doors through to living room.

Living/Dining Room 14'5 x 18'5 (4.39m x 5.61m)

Full length run of windows and sliding French doors leading out onto front balcony. Fitted carpet flooring. Good sized storage cupboard. Two wall mounted electric radiators. Inset LED spotlighting. Communicating sliding pocket doors through to kitchen and hallway.

Bedroom One 19'1 x 13'8 (5.82m x 4.17m)

Good sized master bedroom. Fitted carpet 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.

En Suite 6'9 x 8'3 (2.06m x 2.51m)

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 11'6 x 6'3 (3.51m x 1.91m)

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

En Suite Two 11'6 x 6'3 (3.51m x 1.91m)

Suite in white comprising low level dual flush WC, Wash hand basin set with chrome mixer tap over, 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.

Covered Balcony

More Information

Services

The apartment is serviced by mains water, electric and drainage. All electric heating. State-of-the art appliances and luxury fittings, coupled with a colour videocom entry system.

Floor finishes:

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

Directions

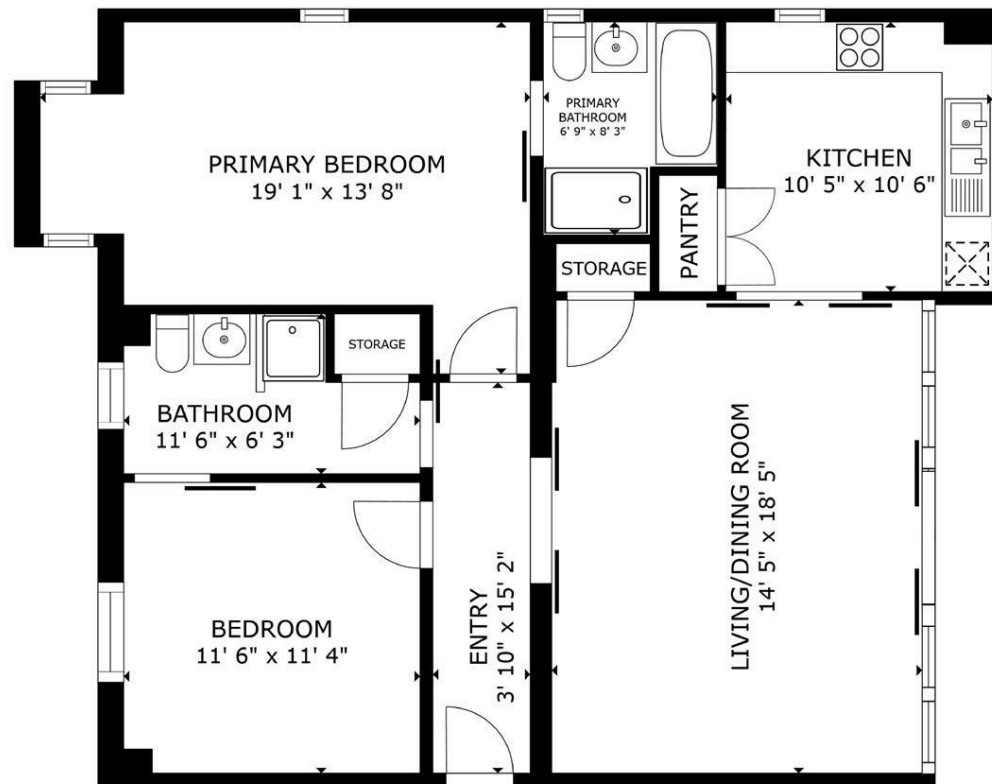
From our Cowbridge office at 65 High Street head towards the traffic lights at the top of Cowbridge. Before you get to the Town Hall turn left and follow the road round to the Town Hall Car Park. Plas Dorlan will be on your right. The car park for the apartments is adjacent to the apartment building, surround by wrought iron railings.











FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 952 sq.ft.
TOTAL : 952 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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