



**hrt**

herbert r thomas

[hrt.uk.com](http://hrt.uk.com)

Pen-y-Waun  
Heol Y March  
Bonvilston, Vale of  
Glamorgan, CF5 6TS

# Pen-y-Waun

Guide Price £675,000

A fully renovated, detached, four bedroom modern cottage with large landscaped gardens to the front extending to a detached garage and landscaped rear garden in a peaceful rural position with great connectivity to Cowbridge, Cardiff and the M4.

Completely renovated throughout with a high quality, stylish, modern finish

Sizeable front drive & detached garage

Accommodation over 2 floors comprising an entrance hall with cloaks cupboard and WC just off, sitting room, open plan kitchen/living/dining space, front reception room/bedroom 4, 3 further bedrooms, en-suite shower room to the principal bedroom and additional family bathroom.

Occupying a generous plot made up of landscaped gardens and rear walled courtyard style garden

Peacefully located in the Vale countryside whilst just a short drive to Cowbridge, Cardiff and the M4





A fully renovated, detached, four bedroom modern cottage with large landscaped garden in a peaceful rural position with great connectivity to Cowbridge, Cardiff and the M4.

A stunning oak framed pitched tiled roof veranda with tiled floor to the front leads to solid wood entrance door with frosted insert to the side flanked by two wall mounted up lights. L-shaped ENTRANCE HALL (6' max x 14'7" max), ceramic tiled floor, pendant and LED lights fitted to ceiling, cloaks cupboard and quarter turn carpeted stairs rising to the first floor. WC (5'8" x 4'4") ceramic tiled floor, LED spotlights to ceiling, wall mounted modern WC with downlight mirrored recess above, wall hung modern sink with mixer tap over and vanity storage underneath, frosted window to front elevation above and chrome heated towel to the side. Main SITTING ROOM (10'4" x 17'9") fitted carpet, two ceiling lights, a pair of wall mounted up lights, a large window looking over the front garden and French doors opening to the walls courtyard at the rear. Open plan KITCHEN/ LIVING/ DINING SPACE (14'4" x 16'9"), ceramic tiled floor, multiple recess LED spotlights fitted with a pair of wall mounted up

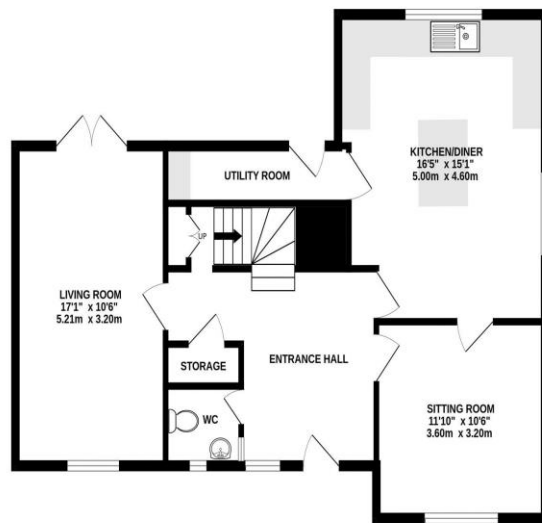
lights to dining space. A modern, shaker style kitchen has been fitted with a mix of wall and base mounted units, composite countertop and functional central island. Integrated appliances include a dishwasher, one and a half bowl stainless steel sink and drainer with mixer tap, Bosch oven with microwave grill, fridge/freezer and corner larder cupboard. This communal space enjoys dual aspect windows to the side elevation, rear courtyard and internal doors to front reception room and utility boot room. UTILITY/ BOOT ROOM (12'1" max x 6'1" max), ceramic tiling to floor, LED spotlights, matching wall and base mounted units to kitchen in the shaker style with composite worktop, plumbed provision for white goods and a frosted glaze lockable door to rear. Front RECEPTION ROOM (12'8" x 11'8") ideal home office or guest bedroom (4), accessible via the main hall and for kitchen with fitted carpet, central ceiling light, window taking in views to the front.

First floor, LANDING (14'7" x 6'1") newly laid carpet, LED spotlights to landing with feature pendant light over stairwell, painted balustrade, window to rear elevation and separate attic hatch

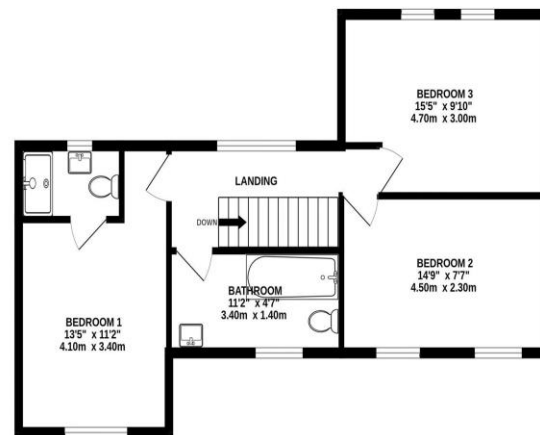
accessible. PRINCIPLE BEDROOM (17'1" x 11'2"), fitted carpet, two ceiling lights with large window and elevated views to the walled garden and countryside beyond. Door through to EN-SUITE SHOWER ROOM (3'9" x 6'8" max), ceramic tiled floor, modern suite comprising a low-level WC, with downlights mirrored alcove above, wall mounted sink with mixer tap over and vanity storage under, chrome heated towel to the side, a fully tiled shower enclosure fitted with a rainfall attachment (mains fed) and frosted window to the rear. BEDROOM 2 (7'6" x 14'8") fitted carpet, central ceiling light with two windows enjoying pleasant views to the garden and scenic rural landscape beyond. BEDROOM 3 (9'9" x 15'4") fitted carpet, pendant ceiling light with part pitched ceiling and two Velux roof lights fitted. FAMILY BATHROOM (4'6" x 10'1") ceramic tiled floor, three-piece suite with a wall mounted glass basin with mixer tap and backlit mirror (bluetooth controlled and heated), vanity storage under, modern WC with LED lit tiled recess above, curved panelled bath with tiled surround, mains fed shower attachment and separates wall mounted waterfall taps and a frosted window to the front elevation.

Accessed via a wide pillared entrance, a sizable gravelled driveway extends onwards to newly laid lawn, detached garage and land beyond. A natural stone walled boundary runs along the lane to side. Detached GARAGE (16'7" x 9'11") block wood construction, with pitched roof, concrete floor, rafter storage with timber barn style double doors with high-level window above and additional pedestrian door and side window. To the rear lies a walled courtyard with tiled floor, raised sleep beds lining the borders stocked with laurel hedging and pedestrian gate to the lane.

GROUND FLOOR  
756 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62023





## Directions

From our Cowbridge offices travel in an easterly direction up The High Street, through the traffic lights, filtering onto the A48 heading towards Cardiff. Drive past the St Hilary mast (on your left) take the next left turning towards Welsh St Donats. Turn first right signposted Heol-Y-March, travel a short distance and Pen-Y-Waun lies on your left hand side.

## Tenure

Freehold

## Services

Mains water, electricity, septic tank drainage and oil central heating  
Council Tax Band  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

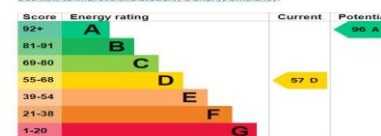
**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926 

### Energy rating and score

This property's current energy rating is D. It has the potential to be A.  
See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

