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12 Heol St Cattwg
Pendoylan, Cowbridge,
Vale of Glamorgan, CF71
7UG

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12 Heol St Cattwg

Asking price **£425,000**

A beautifully presented, four bedroom semi-detached country cottage with sizeable south facing rear garden and panoramic far ranging rural views across the Vale.

Significantly enhanced by the current owners with approved planning to extend further

Sizeable south facing rear garden with unspoilt countryside views

Located in the heart of Pendoylan Village with well regarded school and village hall close by

Very well positioned with access to Cowbridge, Cardiff and the M4 corridor





A beautifully presented, four bedroom semi-detached country cottage, with sizeable south facing rear garden and panoramic far ranging rural views across the Vale. Stable style front door with frosted glaze insert opens to entrance PORCH (5'2" X 5'11"), quarry tiled floor, pendant light with frosted window to side and internal door to hallway. HALLWAY (11'9" x 6'9"), hardwood floor, pendant ceiling lights, straight spindle stairs rising to the first floor, window overlooking the village green and useful storage cupboard. Well appointed country style KITCHEN/ DINER (23'6" max x 9'7" max), ceramic tiled floor, spotlights to ceiling. Solid wood units, quartz countertops, induction hob, oven/grill, sink with mixer tap over, plumbed provision for white goods, 'Worcester' boiler accessible. Enjoying a dual aspect. stable door (to front) and glazed

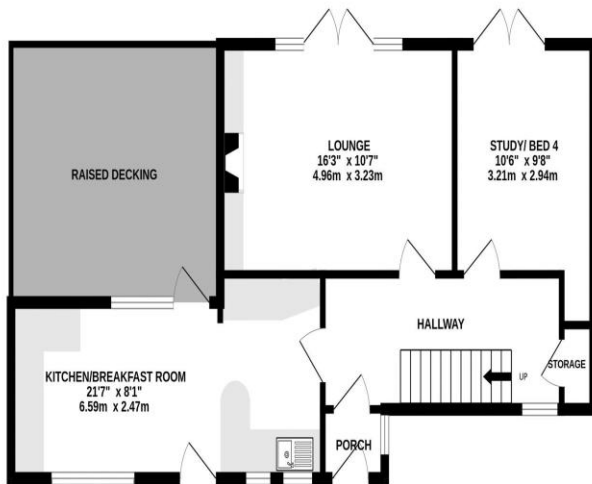
door giving direct access to the rear deck. SITTING ROOM (16'8" x 11'11"), fitted carpet, pendant ceiling, brick lined fireplace, inset burner, floating timber mantle over, shelving and fitted cabinetry below. Doors leading directly to the rear garden with scenic rural views. HOME OFFICE/ BEDROOM FOUR (11'7" x 10'), hardwood floor, pendant light and French doors leading to the rear garden enjoying beautiful countryside views.

First floor LANDING (8'8" x 5'11") carpet fitted, pendant light, access to attic hatch, window to stairwell. BEDROOM ONE (13'10" x 11"), fitted carpet, pendant light, bespoke fitted double wardrobes to remain, window with rear elevated views extending to the Vale

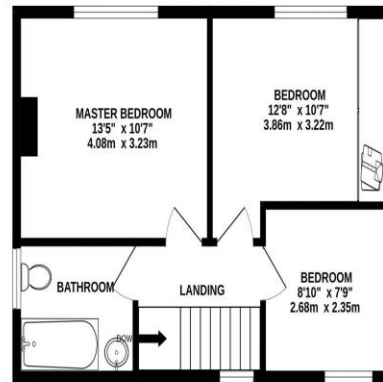
countryside. BEDROOM TWO (10'6" x 11'2"), fitted carpet, ceiling light, Sharps fitted wardrobes, rear window with scenic rural views. BEDROOM THREE (9'2" x 8'), pine strip floorboards, pendant light, pitched ceiling, open shelving and window to front. BATHROOM (8'11" x 5'9"), tiled floor, spotlights fitted, WC, bath with mains shower over, tiled surround, circular ceramic sink with open shelving over, chrome heated towel rail, large window with elevated views to the garden and countryside beyond.

Well kept lawn to the front with established beds and shallow steps rising to the front door. The south facing garden has been extensively landscaped with a sizeable composite decked area (with undercroft storage) and glass balustrade. A sweeping gravel section leads onwards to a grass lawn, stocked borders, kitchen garden and quality hedging and fencing to boundaries that directly adjoins local countryside with stunning rural views.

GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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.
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Directions

From our Cowbridge office travel in an Easterly direction up the High Street, through the traffic lights, and filter onto the A48 heading towards Cardiff. Drive through the village of Bonvilston until reaching a set of traffic lights. Turn left at the traffic lights. Take the first left signposted Pendoylan. Continue along this country lane without deviation until reaching the village. Take the first right into 'Heol St Cattwg' where No.12 will be on your right hand side with the red front door, as indicated by our 'For Sale' board. What3words: waistcoat.news.following

Tenure

Freehold

Services

Mains water, electricity and drainage.
Council Tax Band
EPC Rating - Awaiting

Viewing strictly by appointment through Herbert R Thomas

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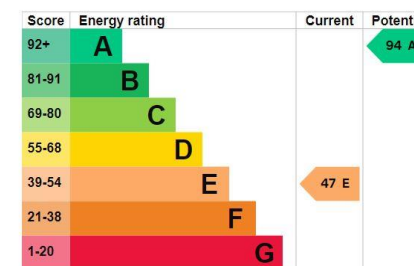
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hrt Est. 1926 

Energy rating and score

This property's energy rating is E. 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.

