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## Pantiles

Llysworney, Cowbridge, The  
Vale Of Glamorgan, CF71  
7NQ



## Pantiles

Guide Price £725,000

Modern detached family house of exceptional proportions, beautifully located in a quiet elevated position with village and rural views to front and rear.

Spacious detached family house in lovely village setting

Entrance hall and cloakroom, living room, sitting room, dining room and large rear garden room, generous kitchen/breakfast room, utility room

Landing/study area, principal bedroom with ensuite, guest bedroom with ensuite, two further double bedrooms and independent shower room

Deep lawned front garden with lengthy driveway and parking area, double garage, South facing rear garden, block paved and lawned substantial kitchen garden with raised beds, rural aspect beyond

Delightful village location with easy access to Cowbridge Town and amenities

Thermal panels for hot water. P.V panels 3.8 kw and 4.8 kw battery storage - making the property very economical to run

100 year 'Pilkington Cavity Wall Insulation' warranty from 1988









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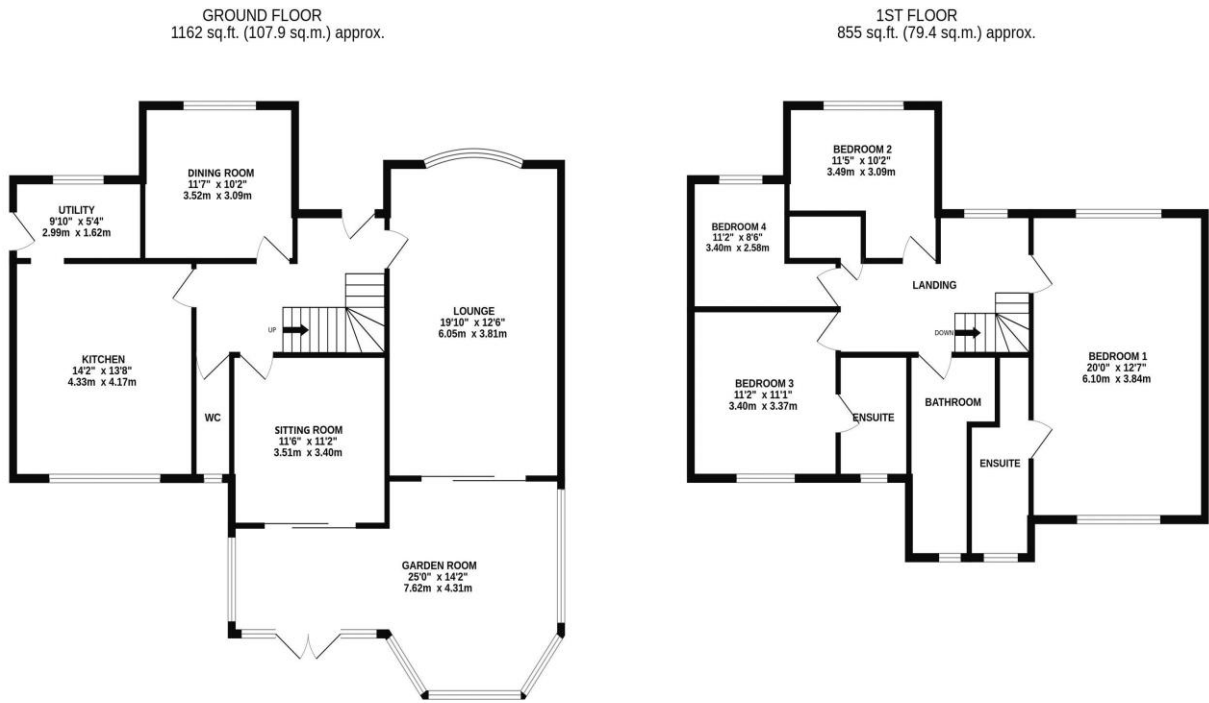
Open porch with double glazed entrance door to HALLWAY, quarter turn staircase to first floor. CLOAKROOM modern white low level WC and wash hand basin with tiled splash back. Generous LIVING ROOM with full length upvc double glazed bay window to front garden, LPG gas fire with natural stone surround and timber mantle internal patio doors to garden room. SITTING ROOM also with sliding patio doors to large rear GARDEN ROOM with tiled floor, Upvc double glazed windows and French doors to rear Southerly facing garden with open aspect beyond, tiled and insulated roof. Separate DINING ROOM

Upvc double glazed window with aspect over the village. Large KITCHEN/BREAKFAST ROOM with room for family sized table, a range of original base and wall cupboards, worktops with stainless steel sink and double drainer, integrated double oven, hob and extractor, space for dishwasher and fridge/freezer. UTILITY ROOM fitted base cupboard with rolltop worksurface and stainless steel sink, space and plumbing for washing machine, floor mounted Worcester oil fired central heating boiler, wall mounted "Moixa" battery storage for PC solar panels on the roof, double glazed window to front and door to side.

Central landing area with loft hatch, airing cupboard with lagged tank and STUDY area, doors to PRINCIPLE

BEDROOM a large double with built in wardrobes, aspect to front and rear elevations, door to EN-SUITE. SHOWER ROOM, white heritage suite including pedestal wash hand basin, low level WC and bidet, fully tiled shower enclosure with glazed entry door, half tiled to walls and frosted double glazed window. BEDROOM TWO double room with built in wardrobes, aspect to rear garden and door to ENSUITE BATHROOM white suite including double ended paneled bath, pedestal basin and low level WC, half tiled to walls. BEDROOM THREE with elevated views to village and countryside views. BEDROOM FOUR a smaller double room with built in wardrobes, and aspect to front elevation. SHOWER ROOM, large walk-in shower enclosure with glazed screen, white pedestal wash hand basin and low level WC, fully tiled to walls and frosted double glazed window.

Stone walled front boundary with pillared entrance to sweeping driveway extending to the front of the property with parking/turning space and access to detached DOUBLE GARAGE with up and over door currently repurposed as a workshop with French doors and window to side. Lawned front garden with shrubbery, yard to side with timber framed store and oil tank. Rear garden with white herringbone pattern brick pavia sitting area, with steps up to rear lawn, potting shed and green house to remain. Mixed flower and shrub beds, extending into a kitchen garden area with raised beds.



TOTAL FLOOR AREA : 2016 sq.ft. (187.3 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 Cowbridge travel West along the A48. At Pentre Meyrick crossroads turn left, continue on this road into Llysworney village. Turn right immediately after the garage, follow the road and Pantiles is on you left.

What3words: Reviews.Fork.Clipboard

## Tenure

Freehold

## Services

Mains water, drainage and electric. Oil central heating. Thermal panels for hot water. P.V panels 3.8 kw and 4.8 kw battery storage.  
Council Tax Band H  
EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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