



Meadow View

Graig Penllyn,
Nr Cowbridge,
The Vale Of Glamorgan,
CF71 7RT



Meadow View

Asking price **£499,950**

An architect designed and built, modern new build detached family home located within the highly sought after rural Vale village of Graig Penllyn offering a wide range of village amenities.

****Excellent energy efficiency with an EPC rating A (96)***

Offering a high specification with quality fixtures and fittings throughout

An individually designed new build detached property

Wiring in place to install a car charging EV point

Air source heating and solar panels

4 double bedrooms, 3 bathrooms of which 2 en-suites

Double driveway extending onwards to garage

Landscaped front and rear gardens

Breathtaking views across open countryside

Located on the fringe of Graig Penllyn with excellent connectivity to Cowbridge, A48 and M4 corridor





Glazed composite front door opens to a naturally lit, triple height ENTRANCE HALL with laid tile flooring, stairs rising to the first floor with cupboard under. The accommodation continues with a front SITTING ROOM with full height glazed door flanked by windows out to the front garden with scenic rural views. Beyond, lies a tiled UTILITY ROOM with a run of 'L' shaped units, inset sink with plumbed provision for white good and connecting to hallway and a separate WC. The WC comprises a two-piece suite with modern WC and hand basin with useful storage beneath, tiled floor and complimenting splashback. A full turn staircase from the hall leads to the first floor landing that enjoys an open galleried landing with glazed window to the front with rural views. A sociable KITCHEN/ DINING/ FAMILY ROOM runs the whole depth of the house. A sleek, fully fitted modern 'L' shaped kitchen and peninsula breakfast bar running to the rear of the space with glazed bi-fold door opens to the rear garden.

Integrated appliances include a fridge/freezer, Bosch oven and hob, grill and dishwasher. Beyond, running to the front of the room is the family/dining space with double doors opening to a Juliet glass balcony with stunning views across open countryside.

BEDROOM ONE is a generous double bedroom with patio doors opening out onto raised rear garden and door through to EN-SUITE comprising a three piece suite with large walk-in shower enclosure, modern WC, wash basin with useful storage beneath, tiled accents and a window to the rear. BEDROOM TWO lies to the front of the property with large window to the front and a built-in storage cupboard. The FAMILY BATHROOM has been stylishly appointed with a freestanding double ended bath with tilted surround, low level WC, wash basin with vanity storage under and a window drawing in light from the side.

Full turn spindle stairs from the first floor landing rise to the second floor accommodation with two double bedrooms (3 & 4) sat either side of the well-appointed shower room. BEDROOM THREE and BEDROOM FOUR are good sized doubles with frontward facing windows taking in far ranging views with pitched ceiling offering a good level of overall head height and large eaves storage that lend themselves to becoming built in wardrobes. Rounding off the accommodation is a lovely shower room with tiled flooring and shower enclosure, with complimenting sink, WC and two windows allowing in plenty of natural light from the rear elevation. The three-piece suite comprising; glass shower enclosure, low level WC, wash hand basin with storage space

underneath and illuminated mirror with shaver point. Two UPVC double glazed windows.

To the front of the property lies a double tarmac driveway with cut grass lawn and a paved patio. Stone paved steps to the side lead upwards to the landscaped rear garden with grass lawn, paved seating area with raised timber beds stocked with newly planted shrubbery and fencing defining the boundaries.

Footnote - The properties are being offered with 10 year building warranties. Solar panels installed to the roof will create electricity for the house with excess sold back to the grid on a regular tariff. Provision for battery storage, but battery not included.





Directions

From our Cowbridge office head westbound onto the A48 towards Bridgend. As you go down the dip turn right at the filter lane signposted for Penllyn & Graig Penllyn. Proceed through the village of Penllyn through to Graig Penllyn, passing the Barley Mow your right hand side. Carry on this road and bend round to the left and then right as if you are leaving the village, Meadow View is the right hand side New build on your left hand side as indicated by our 'For sale' board.

Tenure

Freehold

Services

Mains water, drainage and electricity. Air source heat pump to generate heating and hot water

Council Tax Band

EPC Rating A

Score	Energy rating	Current	Potential
92+	A	96 A	111 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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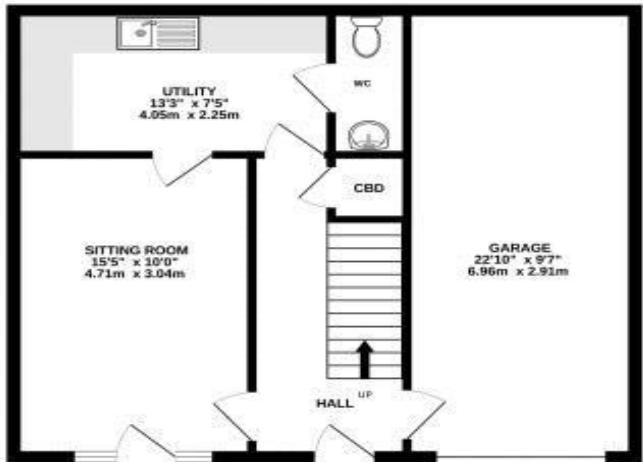
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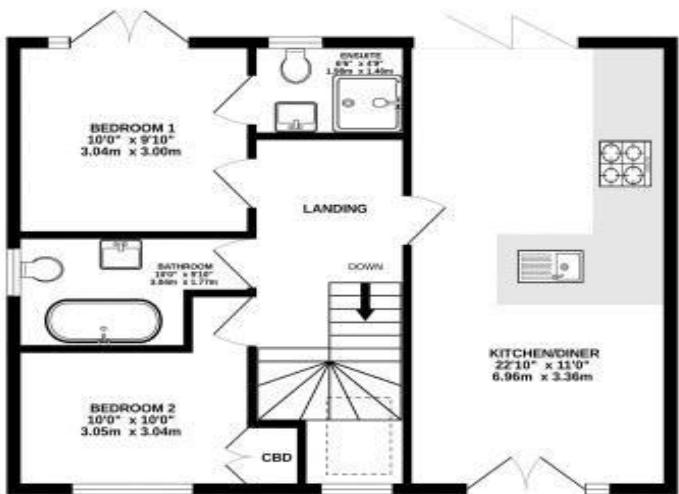
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



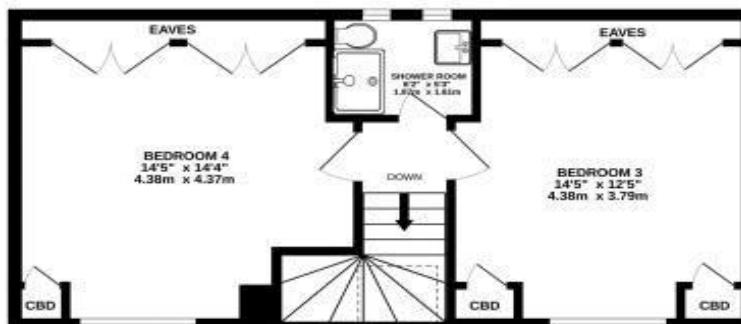
GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



2ND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1704 sq.ft. (158.3 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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