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12 Penllyn Way
Cowbridge
Vale of Glamorgan
CF71 7GA

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12 Penllyn Way

Asking price **£324,995**

Situated within the popular Clare Garden Village in Cowbridge, 12 Penllyn Way is a neutrally presented and modern home offering, low-maintenance living. The property combines contemporary finishes with practical accommodation, featuring 3 generous bedrooms, an open-flow ground floor, and a sunny south-easterly facing garden. With off-road parking, this home is ideal for a wide range of buyers.

Modern three-bedroom home in the sought-after Clare Garden Village

South-easterly facing rear garden with patio and lawn

Two allocated parking spaces to the front of the property

Contemporary kitchen with integrated AEG appliances

Main bedroom with integral wardrobes and en-suite shower room

Stylish bathrooms with contemporary tiling

Engineered wood flooring throughout the ground floor

Double glazed UPVC windows and composite front door



The property is entered via a composite front door with chrome fittings and frosted glazed panels, opening into the hallway. The **hallway** features engineered wood flooring in a rustic finish, which continues seamlessly throughout the ground floor. A staircase with white painted banister rises to the first floor.

From the hallway, access is provided to the **lounge**. The room overlooks the front of the property via a UPVC double glazed window. The room is finished with white painted walls, a white radiator, and a stylish feature panelled wall, creating a comfortable and contemporary living space. The **lounge** flows naturally through to the hallway, downstairs cloakroom and kitchen. The **downstairs cloakroom**, finished with a white WC featuring a push-button flush, a compact wash hand basin with

chrome mixer tap, grey tiled splashback, white walls, and a white radiator.

To the rear of the property is the **kitchen/diner**, which benefits from double glazed French doors and a further window overlooking the garden, allowing natural light to flow. The kitchen is fitted with modern white units, complemented by grey worktops and a stainless-steel sink with chrome mixer tap. Integrated AEG appliances include an electric oven, gas hob with extractor fan overhead, with designated space for a washing machine and fridge freezer. A useful storage cupboard is also located off the kitchen.

The **landing** has carpeted flooring from the stairs, with white painted walls, a white radiator, and loft access.

The **main bedroom** is positioned to the front of the property and features beige carpeting, white painted walls, a UPVC double glazed window, a white radiator, and an integral double wardrobe. The bedroom leads into a well-appointed **en-suite shower room**, comprising a shower cubicle with grey tiled detailing, decorative cushion flooring, half-tiled walls with grey splashback, frosted UPVC window, white WC with push-button flush, pedestal wash basin with chrome mixer tap, and a white radiator.

Bedroom two overlooks the rear garden and offers beige carpet, white painted walls, a UPVC double glazed window, a white radiator, and an integral double wardrobe providing storage.

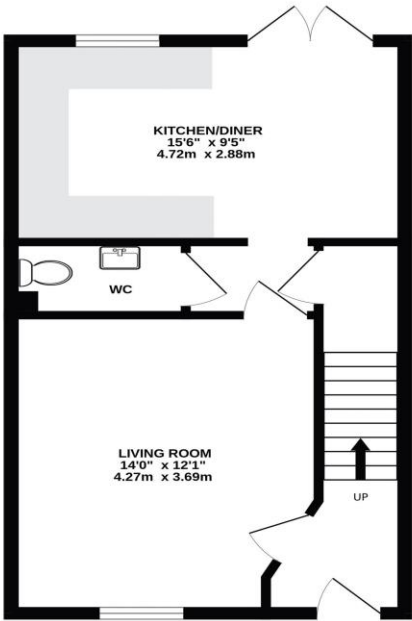
Bedroom three also overlooks the garden and is finished with beige carpet, white painted walls, a UPVC window, and a white radiator.

The **main bathroom** is styled to complement the en-suite, featuring decorative cushion flooring, a white WC with push-button flush, pedestal wash basin with chrome mixer tap, and a panelled bath with mixer tap and shower over, complete with glass screen. Grey decorative tiling forms the splashback and surround, and a white radiator completes the space.

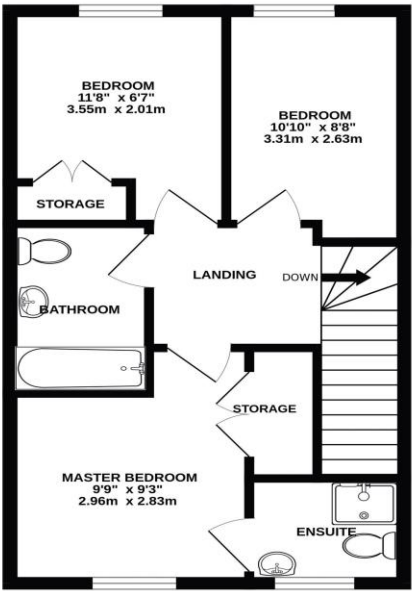
The **rear garden** is accessed via the French doors and features a paved patio area, ideal for outdoor dining, with decorative chippings to one side and steps leading down to a lawned area. The garden enjoys a south-easterly aspect, an outside tap, and a gated side access.

To the front of the property, there is a small lawned garden enclosed by a red brick wall with black iron railings. Steps with a black metal handrail lead down to the front door, and an external light is positioned by the entrance. Adjacent to the property are **two allocated parking spaces**.

GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.







Directions

From the Cowbridge office follow the high Street to Westgate at the top of the road turn left onto Llantwit Major Road. At the junction turn onto the B4270 and continue to the turning onto Thomas Clarke Road, follow this road and Penllyn Way will be the 3rd turning right, the property will be located near the end of the street on the right-hand side.

What3Words: diplomas.hurry.volcano

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band D
EPC Rating B

Viewing strictly by
appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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