



Halfway Tree , Graig Penllyn
Nr Cowbridge, CF71 7RU

Watts
& Morgan



Halfway Tree , Graig Penllyn,

Nr Cowbridge, Vale Of Glamorgan, CF71 7RU

Guide Price £425,000 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room
Detached Garage with First Floor Office / Bedroom

A truly delightful and fully renovated property within the centre of Graig Penllyn village. With detached double garage and home office/ ensuite guest bedroom above. This sizeable semi-detached family home offers an open plan bespoke fitted kitchen/dining room, cosy lounge with multi-fuel burner, two double bedrooms and a contemporary 4-piece family bathroom. Enjoying a generous plot with fully landscaped front and rear gardens. Viewing highly recommended to appreciate this charming family home, refurbished to a very high standard.

EPC Rating ; 'TBC'.



Directions

Cowbridge Town Centre – 3.5 miles

Cardiff City Centre – 19.4 miles

M4 Motorway – 4.3 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

ABOUT THE PROPERTY

Neatly positioned within the ever-popular Vale village of Graig Penllyn, sits Halfway Tree, with its generous plot of well landscaped front and rear gardens.

An approx 1940s build, fully renovated and refurbished by the current owners to include full internal re-model, insulated floors, walls and electrics / heating. The renovation has been carefully and cleverly completed to the highest standard, making the most of the natural light throughout the property.

From the side of the property, a composite glazed door provides the entrance directly into the open plan kitchen/dining room. The kitchen has been fitted with a range of bespoke hand-painted quality hardwood wall and base units with silestone surfaces, and co-ordinating central peninsula with Iroko wood surface. A range of integral appliances to remain to include; 4-ring induction hob with built-in extractor, eye-level oven with grill/micro, fridge freezer, dishwasher and washing machine. The island provides additional drawer storage and inset brass sink with brass tap over. This dual aspect entertaining space provides a broad uPVC door which leads out to the rear garden, along with a uPVC floor to ceiling picture window giving a lovely south-west view over the village and onto the green.

The ground floor is fitted with flagstone floor tiles from local stone merchant 'RP Williams', with under-floor heating.

The lounge is a charming and cosy reception room with freestanding multi-fuel burner set on a slate hearth with brick backplate laid to contemporary herringbone-style. The lounge is another dual aspect room with tilt and turn door leading to the front garden and offers a range of shelving and fitted storage.

From the lounge, a half turn carpeted staircase leads to the first floor landing with superb vaulted ceiling providing ample natural light with two broad windows overlooking the front aspect with additional Velux window. Ample space is on offer to the landing for a home office area.

Bedroom one is a generous size double room with two uPVC windows providing an outlook over the rear garden. This room benefits from a decorative Victorian-style fire surround and a range of bespoke fitted storage to remain.

The second bedroom is of a double size, and the family bathroom presents a sleek 4-piece suite to include; freestanding roll top bath and corner shower enclosure, with vaulted ceiling and exposed oak beams.



GARDEN AND DETACHED GARAGE WITH OFFICE ABOVE

Halfway Tree sits on a generous plot with off-road parking for two vehicles, and a fully landscaped front garden has been predominantly laid to lawn with a shingle footpath leading directly to the front door.

From the front garden, a shingle footpath leads to the front door and around to the fully landscaped rear garden, set on three tiers predominantly laid to shingle with a raised lawn area which catches the morning through to late afternoon sun. The oil tank and central heating boiler is located here; and the garden enjoys an array of evergreen plants and foliage.

A recent addition to this property by the current owners is the large detached garage with electric roller door, full power supply and pedestrian door. Stepped access from the front garden leads to an impressive and versatile first floor open-plan office space, which could also be used as an occasional guest bedroom with ensuite (to be finished). Benefiting from its own freestanding log burner and exposed stone wall, with Velux windows.

ADDITIONAL INFORMATION

Freehold. Mains services connected. Oil-fired central heating. Council tax band D.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 97 |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 41 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Total area: approx. 115.6 sq. metres (1244.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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