



Broadlands 8 The Meadows
Penllyn, Vale of Glamorgan, CF71 7RL

Watts
& Morgan



Broadlands, 8 The Meadows

Penllyn, Nr Nr Cowbridge,
Vale of Glamorgan, CF71 7RL

£795,000 Freehold

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A wonderfully generous family home with four double bedrooms, in excellent order throughout. Beautiful views over surrounding farmland. Four reception rooms, kitchen-breakfast room, utility room and cloakroom. Master bedroom with en-suite, three further bedrooms & family bathroom. Sheltered courtyard garden. Parking; double garage. EPC Rating: E.



Directions

Cowbridge Town Centre – 2.5 miles

Cardiff City Centre – 17.9 miles

M4 Motorway – 4.5 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About The Property

A very generous family home in this much sought after Vale village close to Cowbridge. The flexible accommodation includes; four double bedrooms & four reception rooms.

In this elevated location '8 The Meadows' benefits from views over the village and bordering farmland to the rear.

The hallway leads to all the living accommodation and has a carpeted staircase which leads to the first floor. The Lounge is fitted with a central feature fireplace; this spacious reception room has dual aspect windows and French doors leading to the rear garden. A formal dining room with a box bay window overlooks the front of the property. Also there is a Study and further family sitting room.

The open plan kitchen-breakfast room provides a great entertaining space with room for dining furniture. The kitchen is hand painted offering a range of units and a mix of granite and wooden worktops. Integrated appliances to remain to include; electric 'AGA' cooker, fridge, freezer and dishwasher. The ground floor accommodation is complemented by a further utility room and cloakroom.

To the first floor are four double bedrooms and two bathrooms; the principal bedroom includes a range of fitted wardrobes and a contemporary en-suite shower room. The three further double bedrooms are all a generous size and share use of a luxurious modern bathroom suite with separate bath and shower cubicle.

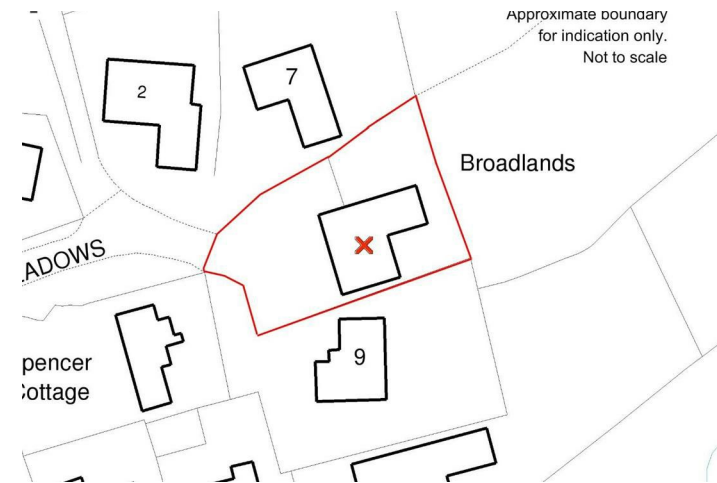


Garden & Grounds

The sweeping driveway provides a double driveway with ample parking and leads to a double garage (approx. max 5.75m x 2.12m) providing extra parking if needed and useful storage, fitted with power and lighting.

To the rear of the property is a wonderfully sheltered courtyard garden. The rear garden has a further decked area (previously a swimming pool, which could be reinstated) and paved sun terrace surrounding, within its own gated enclosure.

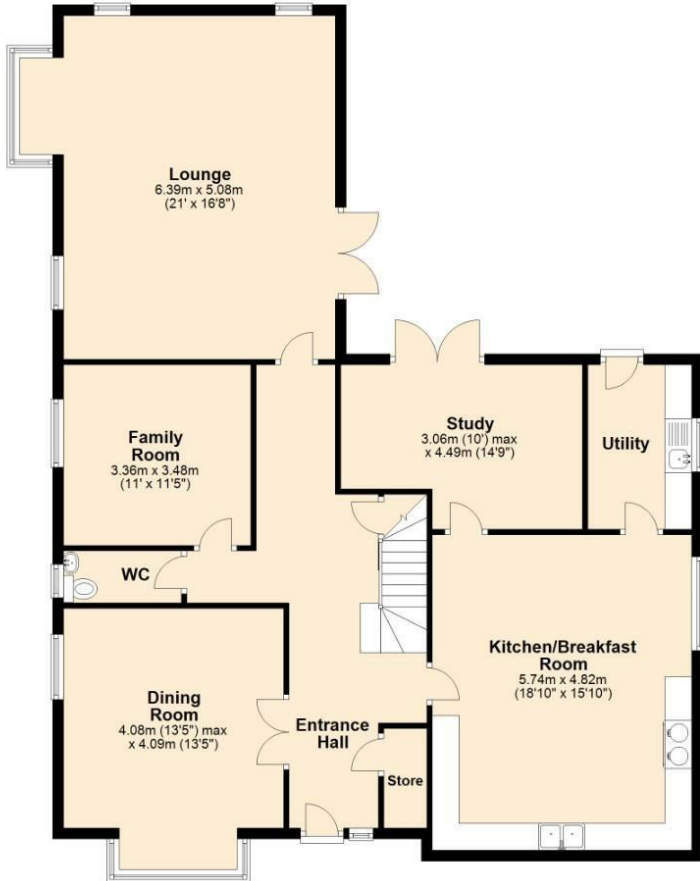
Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating. Council tax band I.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		67
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

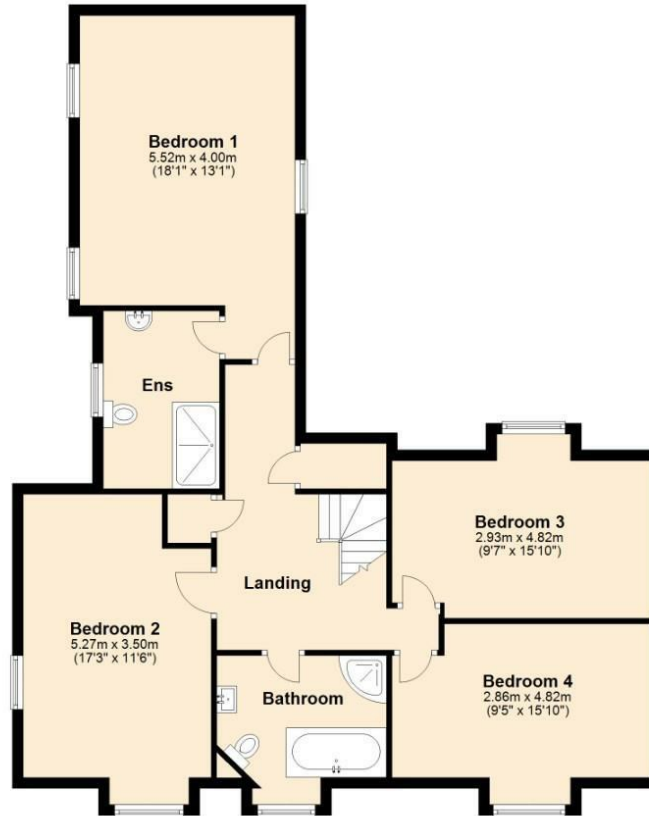


Ground Floor
Approx. 136.4 sq. metres (1468.2 sq. feet)



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

First Floor
Approx. 103.0 sq. metres (1108.6 sq. feet)



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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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