



12 Heol St Cattwg, Pendoylan,  
Nr Cowbridge, CF71 7UG

Watts  
& Morgan



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## Guide Price £425,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A deceptively spacious three/four bedroom property in the heart of Pendoylan village. Within walking distance to Pendoylan primary school and with superb Vale countryside views to the rear. Accommodation over 1,100 sq ft to include; entrance porch, hallway, lounge with log burner, open plan kitchen/dining room opening onto deck and family room/ground floor bedroom. First floor landing with three bedrooms and a 3-piece family bathroom. Externally enjoying a generous plot with entertaining deck, patio and large lawn backing onto farmland.

Viewing highly recommended to appreciate this substantial family home. Cowbridge School catchment.

EPC Rating; D.

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### Directions

Cowbridge Town Centre – 6.6 miles

Cardiff City Centre – 15.5 miles

M4 Motorway – 2.1 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

In a prime position within the Village of Pendoylan, just a short stroll to the local ever-popular primary school and nestled opposite the Village green.

A hardwood stable door leads into a quarry tiled porch with space for cloaks and an oak door leads through into the entrance hallway. The hallway offers a carpeted staircase to the first floor landing and benefits from a useful walk-in storage closet.

The lounge is a generous, neutrally decorated reception room with French doors leading out to the composite balcony. A central feature to the room is the freestanding log burner set on a flagstone hearth with timber mantle and bespoke shelving with cupboards either side to remain.

Adjacent to the lounge is the multi-purpose family room which can be used as a ground floor double bedroom if required, or home office/playroom. This room also benefits from access to the rear garden with French doors leading out onto the raised patio area.

A little further down the hallway is the open-plan kitchen/dining room which has been fitted with a range of quality oak wall and base units with integral plate rack, wine rack and induction hob with oven/grill. Fitted with contemporary quartz work surfaces which wrap around into a breakfast bar area. One cupboard has plumbing for a washing machine and there is a freestanding 'Worcester' oil-fired boiler, with space for a dishwasher and space for a fridge freezer. This good-sized entertaining room has ceramic tiled flooring with ample space for dining furniture, an additional stable door leading out to the front entrance and another uPVC door leads out to the composite deck with glass balustrade. This superb entertaining area seamlessly connects the living space to outside enjoying the most amazing Vale countryside views which is ideal for al-fresco dining benefiting from a southerly aspect.

To the first floor are three bedrooms; two double rooms and a spacious single room.

The two double bedrooms benefit from their own fitted wardrobes and each room have shared use of the 3-piece family bathroom with slate tiled flooring.



## GARDENS AND GROUNDS

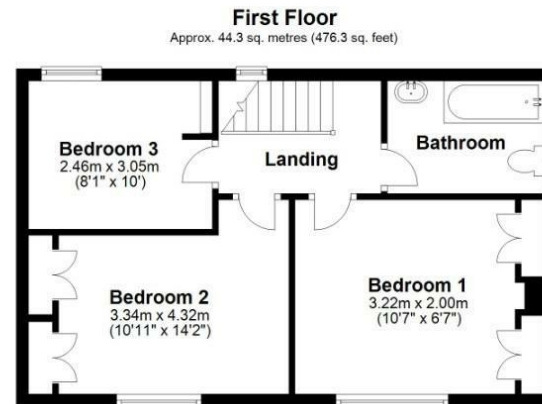
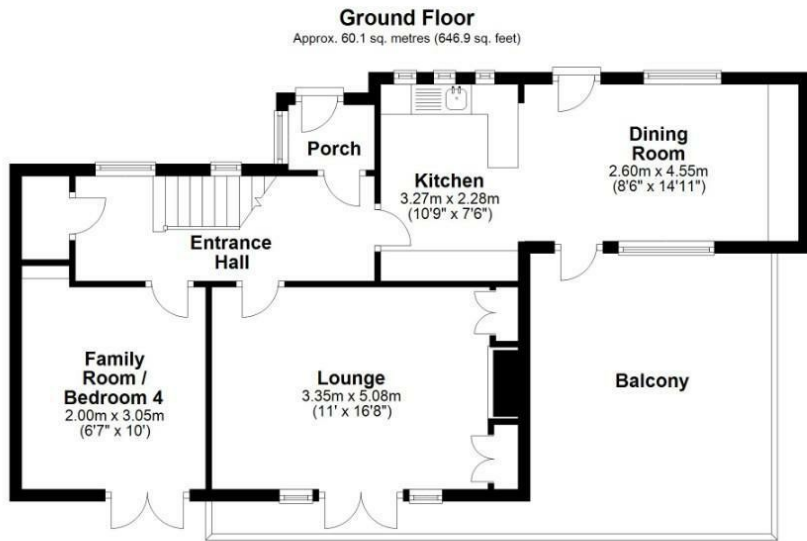
12 Heol St Cattwg is within walking distance to the highly reputable Pendoylan school with ample communal parking and a footpath leads to the front entrance. Benefiting from a generous plot, with raised planted borders to the front overlooking a central 'Village green' with mature trees.

To the rear of the garden is a pretty, well-landscaped south-facing garden with paved terrace leading onto a central lawn with planted borders and area for a veg patch and space for a timber storage shed. The garden is fully enclosed with close board fencing and mature shrubbery and backs onto open farmland offering a good degree of privacy to the garden. The raised composite deck is accessed from the kitchen and main living room and is a great addition to this family home, with quality glass balustrade and is ideal for al-fresco dining.

## ADDITIONAL INFORMATION

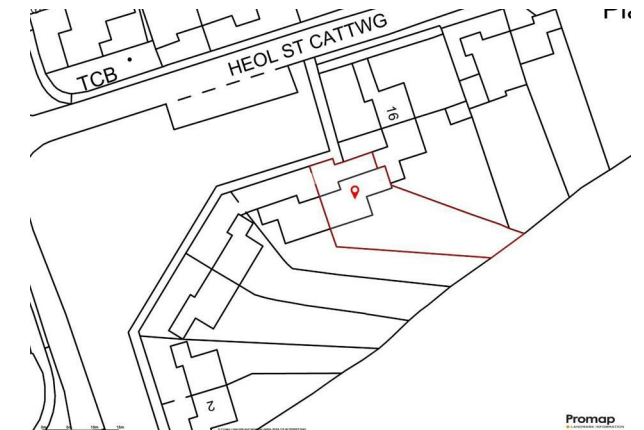
Freehold. Mains services connected. Oil fired central heating. Council Tax Band E.

Full planning permission in place (2020) for a single storey kitchen/dining room extension - more details on the VoG website with reference 2020/00462/FUL.



Total area: approx. 104.3 sq. metres (1123.2 sq. feet)

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



Promap

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Scan to view property

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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