



Tanglewood, Penmark,  
Vale Of Glamorgan, CF62 3BP

Watts  
& Morgan







# Tanglewood, Penmark,

Vale Of Glamorgan, CF62 3BP

## Guide Price £795,000 Freehold

4/5 Bedrooms | 2 Bathrooms | 3 Reception Rooms  
Double Garage

An executive, immaculately presented, 4/5 bedroom family home nestled in an enviable rural location. Located in the highly regarded Vale Village of Penmark, enjoying a generous plot with glorious open field views. Detached double garage with large, gated driveway.

Accommodation over 2,200 sq.ft. to include; entrance porch, hallway, sitting room with log burner, kitchen/breakfast/family room with log-burner, garden room/dining room, utility, WC and study/guest room. First floor with four double bedrooms, one ensuite and a 4-piece luxurious family bathroom.

Cowbridge School catchment. EPC Rating; E.

### Directions

Cowbridge Town Centre – 9.1 miles

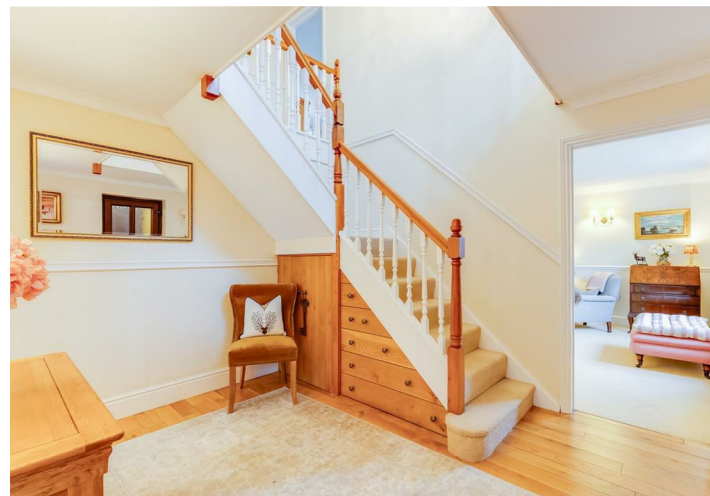
Cardiff City Centre – 15.3 miles

M4 Motorway – 9.8 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

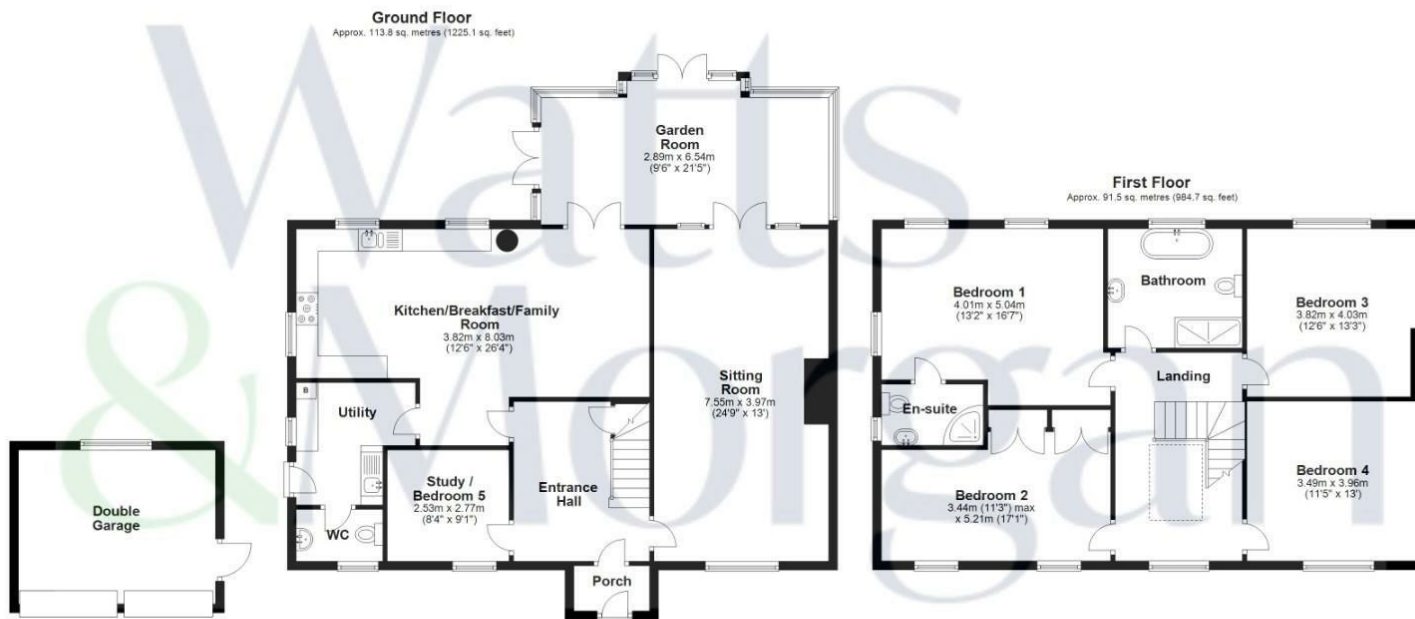
A substantial family home surrounded by countryside views in the centre of Penmark village in the Vale of Glamorgan. Within an enviable rural location, yet just a short drive to Rhoose primary school and Cowbridge Comprehensive School.

A broad entrance door leads into the porch with space for coats and shoes, and a secondary door opens into a hallway with solid oak flooring. All doors lead off to the living accommodation and a carpeted half turn staircase, with useful understairs storage, leads to the first floor. The sitting room is a delightful, generously sized reception room offering an outlook to the front of the property, with a central log burning stove within a limestone fire surround sat on a slate hearth. Double doors open from here into the garden room which benefits from superb open field views and is a good sized entertaining space currently utilised as a dining room and living area, with travertine flooring and double doors leading out to the rear garden. This room is adjacent to the kitchen/breakfast/family room which has been fitted with a range of quality solid oak wall and base units, complementary black granite work surfaces, travertine flooring and a freestanding log burner. A range of integral appliances to remain to include; wine cooler, coffee machine, microwave, undercounter freezer, slimline dishwasher, along with a freestanding gas range cooker also to remain. This well-proportioned space has double doors connecting into the garden room which can be removed to offer seamless open plan contemporary living. Located just off from the kitchen is a neat utility room with an under counter fridge to remain and plumbing for white goods. This room houses the freestanding LPG gas boiler and a stable door leads out to the rear patio. From here, there is also a ground floor cloakroom/WC. Completing the ground floor is a study to the front of the property, with solid oak flooring, which could also be utilised as a guest bedroom.



To the first floor, there are four very spacious double bedrooms. The principal bedroom has a south-facing outlook over farmland and further across the rural Vale countryside, and with the benefit of an ensuite shower room. The other three double bedrooms share use of the sizeable family bathroom which has been fitted with a contemporary white suite including walk-in double shower and freestanding modern rolltop bath.





## GARDENS AND GROUNDS

Enjoying a sizeable 0.2 acre plot, backing on to open fields, Tanglewood offers tranquillity within this small highly regarded Vale Village. The impeccably landscaped gardens include a large, paved area ideal for entertaining, with a central lawn and walk-in 'wonderwall' veg patch to remain. To the bottom of the garden there is an enclosed, established orchard offering a variety of plum and apple trees. There are wraparound CCTV security cameras, many external power sockets and two storage sheds, all to remain.

Tanglewood is approached from a very small cul-de-sac to a small private drive shared with just 2 other properties, and then a gated private driveway providing off-road parking for several vehicles, leading to a detached double garage with manual up and over doors, full power supply, boarded loft space for additional storage and pedestrian door leading to the rear garden.

## ADDITIONAL INFORMATION

Freehold. LPG gas central heating. Mains electric and water. Septic tank drainage. Council tax band G.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	52	64
		EU Directive 2002/91/EC



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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