



5 Cae Rhedyn, Graig Penllyn,
Nr Cowbridge, CF71 7SA

Watts
& Morgan



5 Cae Rhedyn, Graig Penllyn,

Nr Cowbridge, Vale Of Glamorgan, CF71 7SA

Guide Price £595,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Enjoying superb views in a westerly direction over Graig Penllyn Village and the playing fields to its heart, a sizeable, detached family home set within a plot of about 0.2 of an acre. Excellent family accommodation with considerable scope to further improve and re-model if required. Over 1700 sq ft of accommodation to include; lounge, dining room, kitchen/breakfast room and utility. Two bedrooms and shower room to the ground floor; two further good double bedrooms and shower room to the lower ground floor. Mature generous gardens to both sides. Private driveway parking and double garage.

Cowbridge School Catchment.

EPC Rating; E.

Directions

Cowbridge Town Centre – 3.8 miles

Cardiff City Centre – 23.7 miles

M4 Motorway – 4.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

5 Cae Rhedyn is located in the ever popular village of Graig Penllyn, positioned to the western side of the valley looking out over the Wynch Field playing fields - to the very heart of the community.

A sizeable four bedroom detached family home in the centre of this Vale village, offering good sized family accommodation with scope to further improve and re-model if required (subject to any appropriate consents).

From Cae Rhedyn / The Rhiw steps down through the front garden lead to the main entrance.

From the large welcoming ground floor hallway, doors lead to all living accommodation with stairs leading down to the lower ground floor bedroom accommodation. There is a useful cloaks cupboard and an airing cupboard housing the hot water tank.

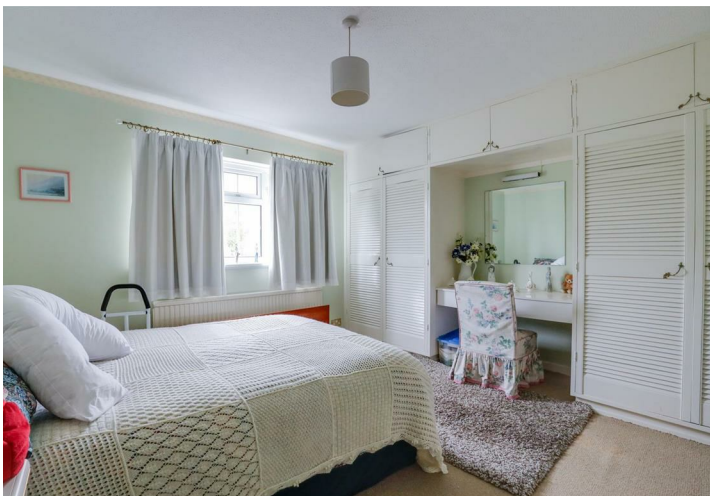
The generous lounge enjoys a lovely outlook over the gardens and further across over playing fields.

The kitchen-breakfast room is of generous proportions and includes a range of fitted base units, there remaining ample space for a family sized dining table, with tiled flooring and a view over the front gardens. From here there is a utility room with access to the front and rear gardens and plumbing for appliances.

Adjacent to the kitchen-breakfast room is the dining room with broad window overlooking the heart of the village playing fields.

To this ground floor are two double bedrooms both with fitted storage; and share use of a full tiled family shower room.

To the lower ground floor are an additional two double bedrooms; these bedrooms present a very good range of fitted wardrobes which are to remain, and the larger bedroom has sliding door access to the rear paved patio. These bedrooms share use of a shower room.



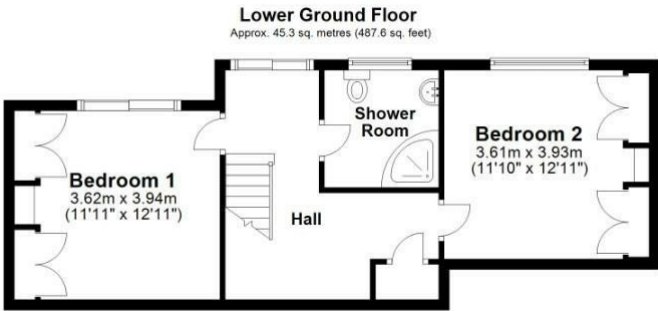
GARDENS AND GROUNDS

5 Cae Rhedyn is primarily accessed from The Rhiw / Cae Rhedyn - the original road running through Graig Penllyn village. There is an off road parking space fronting the double garage. The garage itself (approx. max 5.3m x 5m) is entered via an electric up and over door with full power connected. Adjacent to the double garage is a stepped path which leads through a well-tended garden and over an east-facing morning patio to the primary entrance doorway.

The rear of the property enjoys a particularly sunny westerly aspect looking out over Graig Penllyn Village and the playing fields. A generous plot of approx 0.2 acres, with patio area which is accessible from the lower ground floor hallway and also from the largest of the double bedrooms. From here, steps lead back up to the front garden while stepping stones lead down through a tiered lawned garden. These gardens include lawns surrounded by mature flower and shrub beds, with pond and area of a veg patch. To the lower part of the lawn, there is a pedestrian gate which leads to the main road through the Village.

ADDITIONAL INFORMATION

Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating (fitted approx March 2024). Council tax band H.



Total area: approx. 158.2 sq. metres (1703.3 sq. feet)
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

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.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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