



Spencer Cottage , Penllyn,  
Nr Cowbridge, Vale Of Glamorgan, CF71 7RQ

Watts  
& Morgan



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Nr Cowbridge, Vale Of Glamorgan, CF71 7RQ

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## Guide Price £695,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A charming, detached property in the centre of this ever popular Vale village. Deceptively spacious accommodation, with a large south-west facing front lawn. The property comprises; entrance porch, hallway, lounge with multi-fuel burner, family/dining room and kitchen-breakfast room. Plus utility and ground floor WC. To the first floor; four bedrooms, an en-suite shower room to the principal bedroom and a large family bathroom. Well-manicured grounds with lawn, planted borders and rear courtyard with storage shed. Gated ample driveway parking.

EPC Rating; TBC.



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### Directions

Cowbridge Town Centre – 2.0 miles

Cardiff City Centre – 17.9 miles

M4 Motorway – 4.3 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

In the centre of this lovely Vale Village sits Spencer Cottage, a double-fronted bay-window detached family home with large south-west facing frontage.

A gated, sweeping driveway leads to the front entrance porch, which in-turn opens into the welcoming hallway.

The hallway leads to all the living accommodation and has a carpeted staircase which leads to the first floor.

The lounge is a delightful, generous living space with bay-window to the front aspect, enjoying a lovely outlook over the front lawn, with additional window the rear. This lounge has a central feature freestanding multi-fuel burner, and access is provided from here to the kitchen and utility/WC.

The kitchen/breakfast room is located to the centre of this family home and has been fitted with a range of oak 'National Trust' wall and base units with complementary work surfaces, and broad window overlooking the rear courtyard. There is space for a freestanding electric cooker, and a slimline dishwasher to remain. There is a fully shelved, walk-in pantry with full power and window.

The kitchen leads to an inner hallway with understairs storage cupboard and directly into the utility room which provides additional wall and base units, plumbing for appliances and has access to the rear garden (where the solid fuel boiler is housed). From here, is the ground floor cloakroom /WC fitted with a modern 2-piece suite.

To the first floor; there are four bedrooms and a family bathroom.

The principal bedroom is a good size double room with the benefit of its own en-suite shower room. The other other bedrooms are a generous size, with two further double rooms and a single bedroom. These bedrooms have shared use of the 3-piece family bathroom, fitted with a modern white suite and offers a large laundry cupboard.



## GARDENS AND GROUNDS

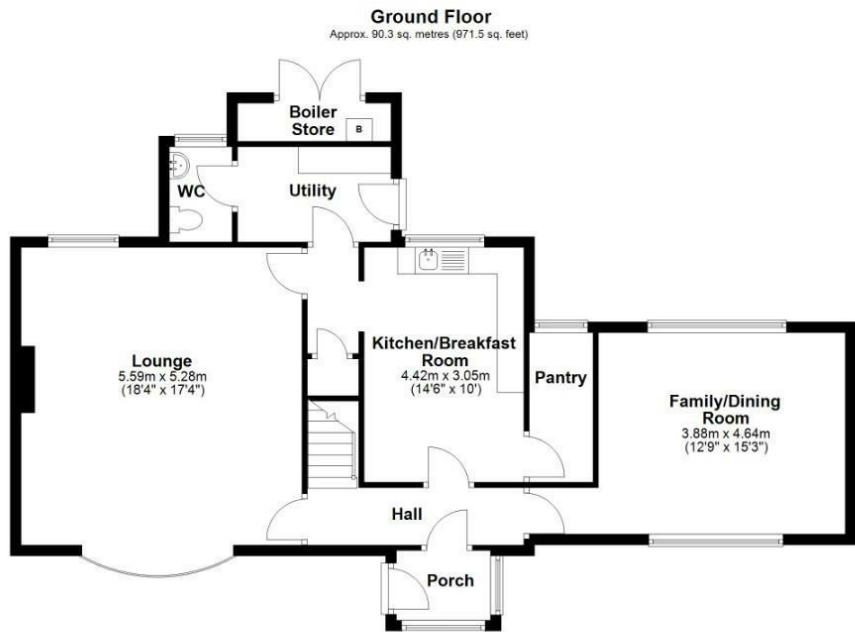
Spencer Cottage sits in an elevated position in the centre of this lovely Vale village. A gated sweeping driveway leads to the front entrance of the property with ample parking for several vehicles.

The front lawn is south-west facing and is an ideal area to entertain, with its mature planted borders and timber pergola with patio area.

Access is provided to either side of the property and around to the rear of the property, with a paved and lawned garden and timber storage shed to remain. The boiler is housed within an external double-opening storage space.

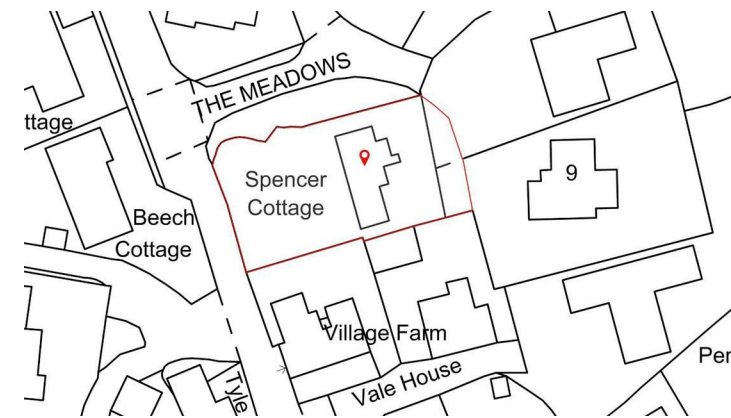
## ADDITIONAL INFORMATION

Freehold. Mains electric, water and drainage with roof water soakaway, Solid fuel (anthracite) gravity-fed boiler. Council tax band G.



Total area: approx. 149.1 sq. metres (1605.0 sq. feet)

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



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>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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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