



Near Cowbridge, CF71 7RT



Watts
& Morgan

Graig Penllyn, Near Cowbridge CF71 7RT

£2,350 PCM

5 Bedrooms | 4 Bathrooms | 3 Reception Rooms

A modern, detached family home in exceptional order. Spacious adaptable family accommodation includes living room, adjoining dining area, kitchen/breakfast room. Master bedroom with walk-in wardrobe and shower room, a second, en suite guest bedroom, two further doubles and a family bathroom. Driveway parking and large integral garage. Landscaped gardens to rear including raised seating area to the top corner enjoying fantastic views over the village. The property also includes a ready made self contained apartment comprising bedroom, shower room, lounge/diner and utility room with separate access, which would suit multi generational living. At present incorporated into the main house. EPC Rating - C

From our Cowbridge Office, travel in a westerly direction, and exit the Town on the A48, following signs to Bridgend. After approximately one mile, situated in a dip in the road, take a right hand turn sign-posted for Penllyn. Continue on this road for approximately three miles into Penllyn, passing the Red Fox public house and continuing on in to Graig Penllyn. Briar Bank will be

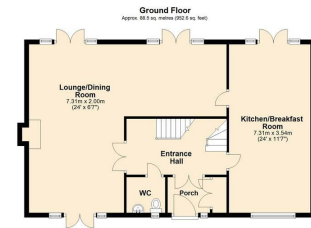
SUMMARY

A modern, detached family home in exceptional order, recently re-decorated and re-carpeted throughout available with no onward chain. Spacious adaptable family accommodation includes living room, adjoining dining area, kitchen/breakfast room. Master bedroom with walk-in wardrobe and shower room, a second, en suite guest bedroom, two further doubles and a family bathroom. Additional rooms to the lower ground floor including sitting room, study, boot room and utility/laundry area (potential to be used as an annexe). Driveway parking and large integral garage. Landscaped gardens to rear including raised seating area to the top corner enjoying fantastic views over the village.

SITUATION

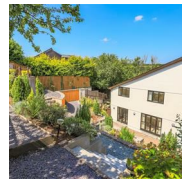
Graig Penllyn is a community of attractive old and new properties scattered either side of a wooded valley. Local facilities include The Barley Mow public house, playing fields and tennis courts and, in the neighbouring village of Penllyn, a public house and village hall. A well regarded primary school is located in the nearby village of Llangan; it is a 'feeder' school for Cowbridge Comprehensive.

No more than a few minutes drive away, the market town of Cowbridge provides excellent facilities including Waitrose and a wide variety of shops both national and local, library, health centre and a range of sport and recreation facilities including squash club, tennis club, cricket club, sports centre, etc. Graig Penllyn is surrounded by some delightful countryside with country pursuits such as golf, riding, etc., all within easy reach. The village is situated very much in the heart of the Vale of Glamorgan and is, therefore, well placed for commuting to all major centres including Cardiff, Bridgend, Llantrisant etc.



Total area: approx. 283.6 sq. metres (2636.6 sq. feet)
 Plan produced by Watts & Morgan LLP
 For information only

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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