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Penllyn Way, Cowbridge, Vale of Glamorgan

£325,000

 pablack

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About the property

Step into a bright, sociable kitchen and dining area that flows seamlessly into your own private garden – ideal for hosting gatherings or enjoying peaceful mornings. Elegant double doors connect the spacious living room to the sun-soaked, south-facing garden, creating a seamless indoor-outdoor experience.

Upstairs, you'll find two generously sized double bedrooms, both featuring built-in storage, including a master bedroom with a luxurious en suite. A third bedroom offers flexibility as a guest room, home office, or nursery.

With dedicated side-by-side parking spaces just steps from your front door, this home offers ultimate ease and accessibility. The eye-catching exterior boasts contemporary render and shearstone finishes, paired with crisp white windows and a modern front door, making it as stunning on the outside as it is within.

Whether you're taking your first step on the property ladder or seeking to downsize without compromise, the Rosedale offers the perfect mix of modern design and practical living – tailored to suit your lifestyle.

Accommodation

Entrance Porch

Kitchen / Dining Room

15' 11" max x 10' 6" max (4.85m max x 3.20m max)
Fitted with a modern kitchen with complimentary worksurfaces over. Stainless steel sink, electric oven and hob and space for white goods. Large, double-glazed window to the side aspect and a door leading out to the rear garden. Space for table and chairs. Stairs rising to the first floor. Doors to large understairs storage cupboard, door to cloakroom and door leading to lounge.

Cloakroom

Fitted with two-piece suite in white including low level w.c, wash hand basin, radiator and obscure glazed window to the rear aspect

Lounge

15' 11" x 9' 11" (4.85m x 3.02m)
A room full of natural light. Large double-glazed window to the front aspect.
Radiator

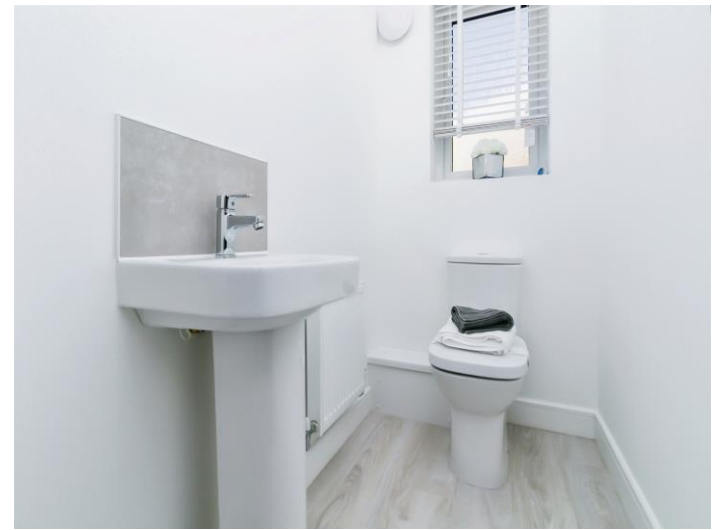
First Floor Landing

Loft access, double glazed window to the front aspect and doors leading to all first floor rooms

Bedroom One

11' 8" x 10' 1" (3.56m x 3.07m)
Double glazed window. Sliding mirrored wardrobes. Radiator and door into en-suite





En-Suite Shower Room

Fitted with a three-piece suite comprising fully tiled shower cubicle, pedestal wash hand basin and w.c. Obscure glazed window to the rear

Bedroom Two

11' 7" max x 7' 9" max (3.53m max x 2.36m max)
Fitted wardrobes, double glazed window and radiator

Bedroom Three

7' 10" max x 6' 7" max (2.39m max x 2.01m max)
Double glazed window to the rear. Radiator

Family Bathroom

Fitted with a three-piece suite comprising bath, w.c and pedestal wash hand basin. Part tiled walls and radiator. Obscure glazed window

External

To the front of the property there are two side by side parking spaces right outside your front door. Lockable side gate provide access to the rear garden.

To the rear is a west facing garden. Accessed from both the lounge and the kitchen / dining room. The rear

garden has a large patio area with a small area laid to lawn. Outside tap

Management Charge & Info

There is an annual management charge for all property of £210 pa.

Footpaths and cycle routes in and around the development.

A number of play parks are located around the development, offering a safe space for children to enjoy the outdoors.

All houses are fitted with a sprinkler systems.

10 Year NHBC warranty

Disclaimer

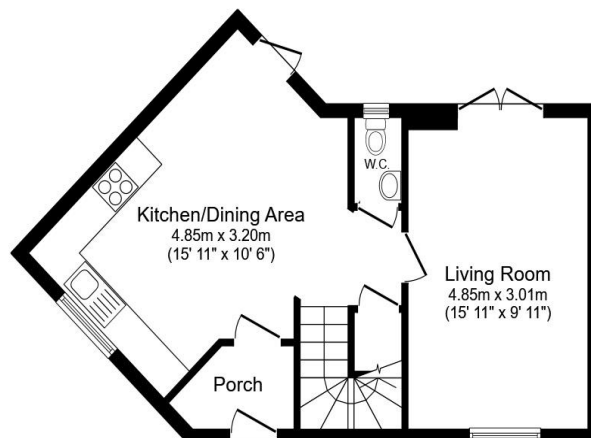
Please note the internal images have been taken from another furnished property of the same style and layout. These images are for illustrative purposes only.





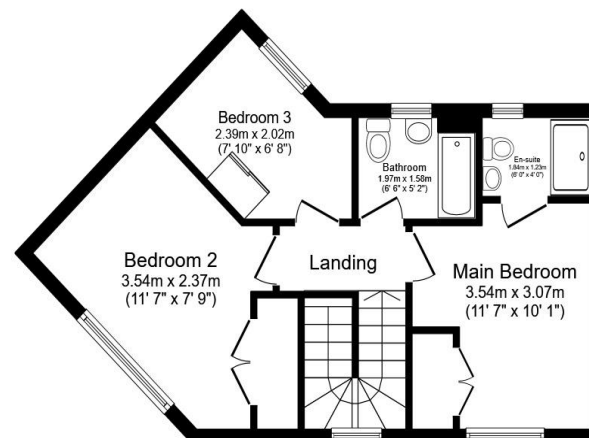
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Ground Floor

Floor area 41.2 m² (443 sq.ft.)



First Floor

Floor area 41.3 m² (444 sq.ft.)

TOTAL: 82.5 m² (888 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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