



## Beech House, Pen-Y-Lan

£550,000 Freehold

Detached Four Bedroom Home • Spectacular Countryside Views • Living Room With Wood Burner • Contemporary Kitchen/Dining Room • Conservatory • Master Bedroom With Balcony • Patio, Terraced Lawns & Wildlife Pond • Driveway Parking & Double Garage • Hamlet Location Near Cowbridge • Scope To Extend (STC)





Council Tax band: H

Tenure: Freehold

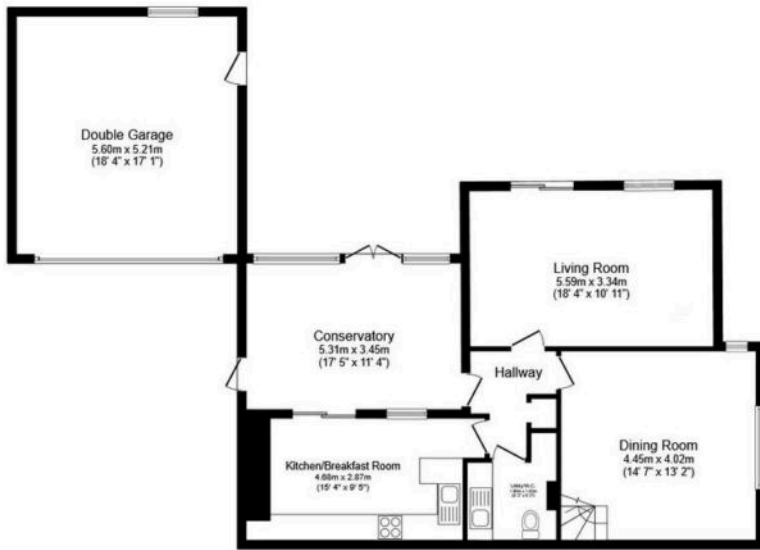
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



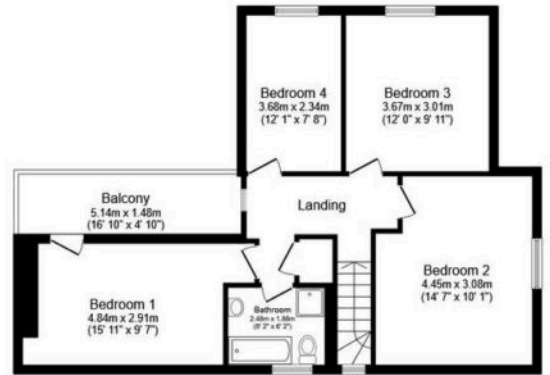






### Ground Floor

Floor area 131.2 sq.m. (1,412 sq.ft.)



### First Floor

Floor area 66.8 sq.m. (719 sq.ft.)

**Total floor area: 198.0 sq.m. (2,131 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](http://www.Propertybox.io)

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