



Cross Winds

Pentre Meyrick, Cowbridge, CF71 7RN

Price Guide £850,000

HARRIS & BIRT



An excellent opportunity to purchase this substantial five bedroom detached property, found in excellent condition. An abundance of character features fused with a modern twist. In circa 0.4 acres parcel as well as the benefit of it's own commercial industrial unit and yard. The property itself comprises entrance porch, entrance hall, living room, sitting room, rear stair hall, utility, inner hall, WC, open plan kitchen/dining/family room, pantry and rear porch to the ground floor. Stairs lead up to four bedrooms, master en suite and dressing room, family bathroom and a second stairway through to the fifth bedroom. Off road parking set behind gated access to a sizeable forecourt and offers access to the industrial yard. Two good sized industrial units and an open block built open fronted storage facility.

The location is fantastic with easy access out onto the A48, within close proximity of Llangan, Llysworney and Cowbridge close at hand. Cowbridge offers a myriad of local amenities. Excellent market town facilities within easy walking distance include schooling of excellent reputation for all ages, a wide range of shops both national and local including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, bowls club etc. Cowbridge is an attractive market town situated in the heart of the rural Vale of Glamorgan with the heritage coastline just a few miles to the south. The good local road network via both the A48 and M4 brings major centres within comfortable commuting distance including the capital city of Cardiff, Bridgend, Llantrisant etc.

- Detached Five Bedroom Property
- Circa 0.5 Acres of Gardens & Grounds
- Character Features Throughout
- Gated Entrance & Plenty of Off Road Parking
- Industrial Unit & Yard
- Close Proximity To Cowbridge & Easy Public Transport Links
- Open Plan, Heart of the Home, Kitchen/Dining/Family Room
- EPC: D

Accommodation

Ground Floor

Entrance Porch

Red brick pitched roof porch. Access to front door, inset storm porch.

Entrance Hallway 7'5 x 14'1 (2.26m x 4.29m)

China slate laid large form tiled flooring. Entered via UPVC composite front door with opaque glazed vision panel. Ledged and braced communicating door through into sitting room. Straight carpet staircase leads up to first floor landing. Open plan through into;

Living Room 9'2 x 12'11 (2.79m x 3.94m)

An attractive space with UPVC double glazed picture window to front elevation with inset plantation shutter. Set into a deep recess with flagstone laid window sill. Attractive pointed stone chimney breast with flagstone laid hearth and inset log burning stove. Papered walls. Exposed beam work. Fitted carpet. Fitted radiator.

Sitting Room 12'2 x 13'3 (3.71m x 4.04m)

An adaptable secondary reception space. UPVC double glazed window to front elevation with inset plantation shutter. Flagstone laid sill. Skimmed walls and ceiling. Fitted carpet. Fitted double radiator. Steps lead up to rear stair hall.

Rear Stair Hall 7'0 x 13'3 (2.13m x 4.04m)

A useful space for storage with good sized underset storage. UPVC double glazed window to rear elevation. Skimmed walls and ceiling. Quarter turn staircase leads up to bedroom five. Ledged and braced door opens through into utility.

Utility Room 7'5 x 11'11 (2.26m x 3.63m)

Range of fitted wall and base units in a wood effect finish.

Mottle effect worksurface. Chrome sink and drainer with chrome swan neck mixer tap. Plenty of space for washing machine and tumble dryer. Fully tiled walls. China slate laid tiled flooring. Composite half opaque glazed rear pedestrian door. UPVC glazed window to rear elevation. Fitted radiator.

Inner Hall 9'1 x 6'3 (2.77m x 1.91m)

Good sized inner hall with a fitted base unit good for storage in matching wood effect. Mottle effect worksurface currently housing microwave and other utilities. Cupboard housing underfloor heating controls. Skimmed walls and ceiling with inset LED spotlighting. Flagstone laid flooring. Oak ledged and braced door into WC.

WC 6'9 x 4'2 (2.06m x 1.27m)

Low level dual flush WC. Wash hand basin. Fully tiled walls. UPVC double glazed composite window. China slate laid flooring. Open shelving. Worcester oil fired central heating boiler housed to floor.

Kitchen/Dining/Family Room 13'4 x 20'7 (4.06m x 6.27m)

An attractive 'heart of the home space' with a recent modern extension to create an open plan kitchen/living/dining area. Huge character features including exposed beam work, flagstone laid flooring throughout and inset ledged and braced doors. Natural light via a range of UPVC fully double glazed composite windows. A modern shaker style country kitchen in a range of fitted wall and base units set under and over granite effect worksurfaces. 'Rangemaster' range cooker with electric induction five ring hob and underset electric fan double oven. grill facility and warming tray. Attractive tiled splashbacks. Composite 1.5 sink and drainer with chrome swan neck mixer tap. Integrated dishwasher behind matching decor panel. Peninsular breakfast bar

that offers separation but semi-open plan to family room. Half panelled wall and ceiling. Plenty of space for up and over fridge/freezer and dresser. Ledged and braced door through into pantry.

Pantry 6'7 x 5'5 (2.01m x 1.65m)

An excellent space with open shelving throughout. UPVC double glazed window to front elevation. Fully skimmed walls. Flagstone laid flooring. Textured finished ceiling.

Family Room 13'4 x 13'2 (4.06m x 4.01m)

Offers an attractive feature fireplace in a pointed stone finish with flagstone laid hearth. The chimney currently houses a flue should a burner be added. Range of UPVC composite double glazed windows. Fitted carpet.

Rear Porch 6'7 x 6'2 (2.01m x 1.88m)

Good storage space for shoes and cloaks. UPVC half glazed pedestrian door to rear elevation. UPVC double glazed window to side elevation. Fully skimmed walls. Exposed beam work. Flagstone laid flooring. Fitted double radiator.

First Floor

Landing 9'0 x 21'3 max (2.74m x 6.48m max)

Accessed via straight carpet staircase to open landing. Skimmed walls. Exposed beam work. Access to loft via hatch. Communicating doors to all first floor rooms. Good sized airing cupboard housing open shelving etc. UPVC double glazed composite window to side elevation. Fitted radiators.

Master Suite Bedroom One 13'4 x 12'2 (4.06m x 3.71m)

Good sized double bedroom. UPVC double glazed window to side elevation. Papered walls. Exposed beam work. Wood effect flooring. Ledged and braced door offers access to;

Master Suite Dressing Room 13'4 x 5'5 (4.06m x 1.65m)

An attractive space with UPVC double glazed window. Built in open storage and hanging rails. Power and light. Access to loft via hatch. Fitted carpet.

Master Suite Bathroom One 6'5 x 7'9 (1.96m x 2.36m)

Three piece suite in white comprising oversized walk in shower cubicle with integrated shower, rainfall shower head attachment and separate shower head fitment. Low level WC. Wall hung wash hand basin with chrome mixer tap and underset vanity unit. Composite UPVC double glazed opaque window to side elevation. Fully tiled walls. PVC tiled splashback. Terrazzo style tiled flooring. Exposed beam work.

Bedroom Two 13'5 x 10'2 (4.09m x 3.10m)

Excellent sized double bedroom with UPVC double glazed window to front elevation with plantation shutters. Papered walls. Textured finished ceiling. Fitted carpet.

Bedroom Three 12'10 x 10'2 (3.91m x 3.10m)

Another good sized double bedroom with UPVC double glazed window to front elevation with inset planation shutters. Papered walls. Textured finished ceiling. Fitted carpet. Fitted radiator.

Bedroom Four 7'6 x 10'6 (2.29m x 3.20m)

A fourth double bedroom currently in use as a study. UPVC double glazed window to rear elevation. Papered walls. Skimmed ceiling. Fitted carpet. Fitted radiator.

Bathroom Two 8'9 x 10'6 (2.67m x 3.20m)

Good sized four piece suite comprising inset quadrant shower cubicle with integrated shower and shower head

attachment. Panelled bath with chrome mixer tap and separate shower head fitment. Low level WC. Pedestal wash hand basin with chrome taps. White tiled splashbacks. Further skimmed walls. UPVC double glazed opaque window to rear elevation. Exposed floor boards. Fitted double radiator. Good sized cupboard.

Bedroom Five 8'1 x 26'4 (2.46m x 8.03m)

Accessed from the separate stairway from the stair hall. Good sized double bedroom that provides adequate guest accommodation. Skimmed walls. Skimmed ceiling. LED spotlighting. Range of fitted UPVC composite windows to rear and side elevation. Good sized Velux window set into eaves. Fitted radiator.

Outside

Gardens & Grounds

The property is set in circa 0.5 acres. Access behind wrought iron double gates to a tarmacadam laid driveway offering access to the commercial unit and the forecourt to the rear. The gardens are flat, private and mainly laid to lawn. Made private behind high level hedging and mature trees. The gardens to front are pretty and mainly laid to lawn with picket fencing and well stocked beds and borders. To the rear garden is a patio laid terrace behind close boarded fencing and picket fencing. Good space for Alfresco dining as well as a further sunken patio terrace. Mono-pitched storage shed to the side of the main dwelling. Pedestrian access out from the front.

Commercial Unit 60' x 20' (18.29m x 6.10m)

Set just behind the private gate driveway and behind its own stone wall is this industrial unit comprising block built mono-pitched open fronted storage shed and two good sized industrial units. Spanning circa 50 ft x circa 15 ft. Good yard accessible for storage. Can easily be an adaptable space that is extremely unique to this property.

Services

Oil fired central heating. Mains drainage, electric and water. Underfloor heating.

Directions

From our offices at 65 High Street travel out onto the A48 heading West. At the roundabout go straight over towards Colwinston and when you reach the Pentre Meyrick cross roads turn right. Take the second left and follow this road through the modern estate onto a private lane. Take the first left through the double gates into Cross Winds.

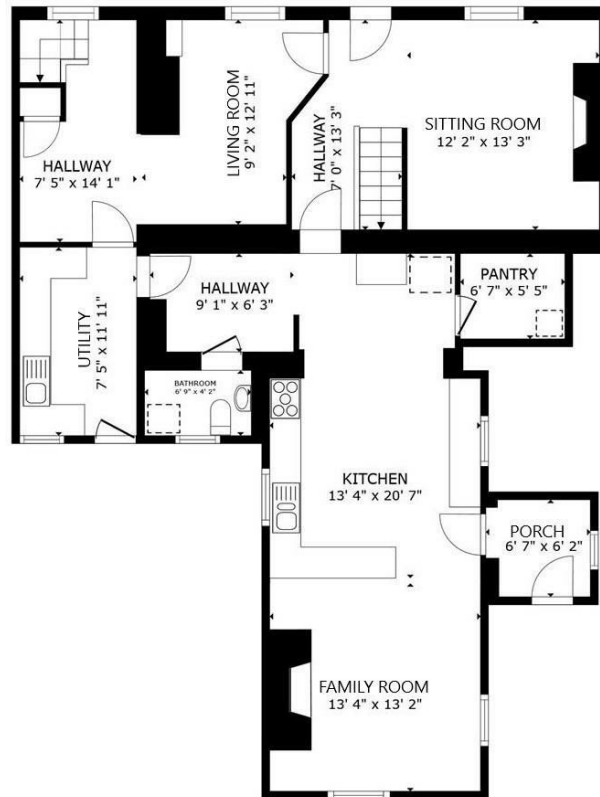




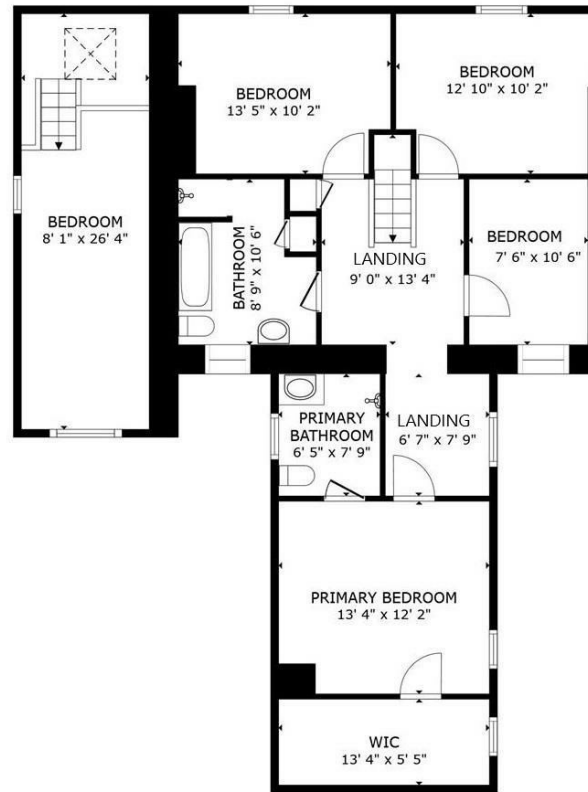








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,241 sq.ft. FLOOR 2 1,170 sq.ft.
TOTAL : 2,411 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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