



12 Penllyn Way, Clare Gardens, Cowbridge, CF71 7GA

The Vale of Glamorgan

Fixed Price £324,995

12 Penllyn Way

From the Cowbridge office follow the high Street to Westgate at the top of the road turn left onto Llantwit Major Road. At the junction turn onto the B4270 and continue to the turning onto Thomas Clarke Road, follow this road and Penllyn Way will be the 3rd turning right, the property will be located near the end of the street on the right hand side.

What3Words: diplomas.hurry.volcano

12 Penllyn Way offers low-maintenance living combining contemporary finishes with practical accommodation, featuring 3 generous bedrooms and sunny south-easterly facing garden and off-road parking.

Council Tax band: D

Tenure: Freehold

Service charges apply. Rate TBC

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





12 Penllyn Way

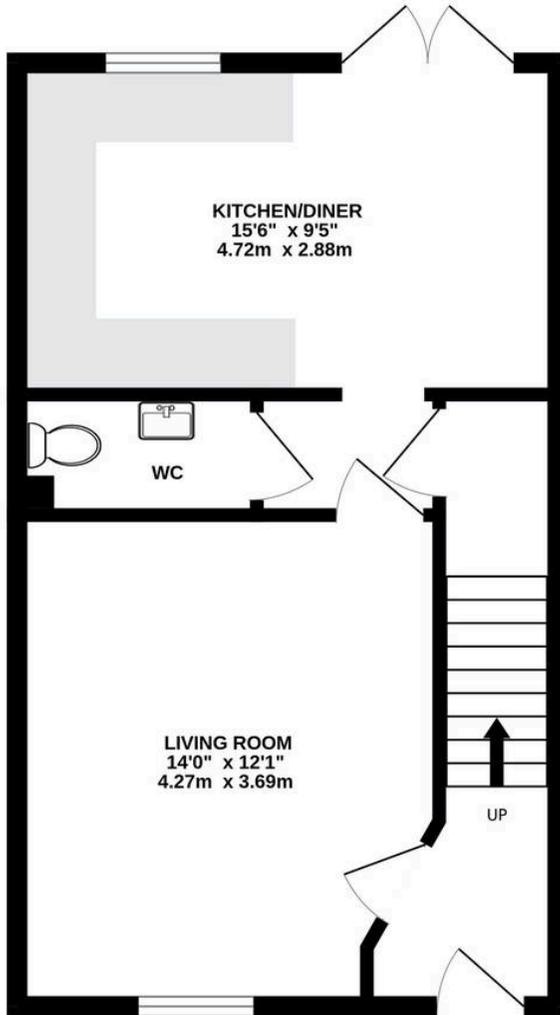
The hallway features **engineered wood flooring in a rustic finish**, which continues seamlessly throughout the ground floor. A staircase with white painted banister rises to the first floor. The **lounge** overlooks the front of the property and is finished with a stylish feature panelled wall creating a contemporary living space. The **downstairs cloakroom** comprises a white WC, a compact wash hand basin with chrome mixer tap and grey tiled splashback. To the rear of the property is the **kitchen/dining room**, which benefits from double glazed French doors and a further window overlooking the garden, allowing for natural light to flow. The kitchen is fitted with modern white units, complemented by **grey worktops** and a stainless steel sink with chrome mixer tap. Integrated AEG appliances include an electric oven, gas hob with extractor fan overhead, with designated space for a washing machine and fridge freezer. A useful storage cupboard is also located off the kitchen.

The **rear garden** is accessed via the French doors and features a paved patio area, ideal for outdoor dining, with decorative chippings to one side and steps leading down to a lawned area. The garden enjoys a **south-easterly aspect**, an outside tap, and a gated side access. To the **front**, there is a small lawned garden enclosed by a red brick wall with black iron railings. Steps lead down to the front door, and an external light is positioned by the entrance. Adjacent to the property are **two allocated parking spaces**.

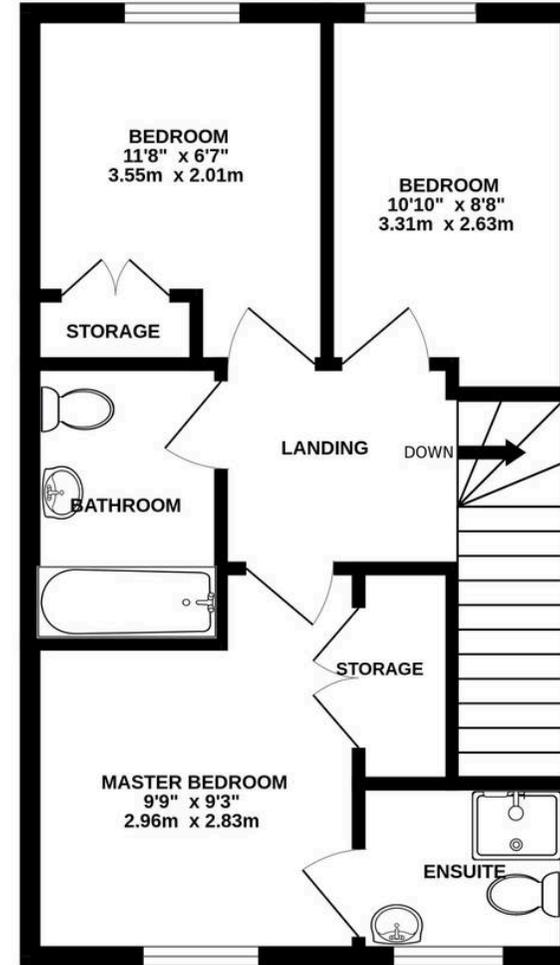
The **landing** has carpeted flooring from the stairs, with white painted walls, a white radiator, and loft access. The **main bedroom** is positioned to the front of the property and features beige carpeting, white painted walls, a UPVC double glazed window, a white radiator, and an integral double wardrobe. The bedroom leads into a well-appointed **en-suite shower room**, comprising a shower cubicle with grey tiled detailing, decorative cushion flooring, half-tiled walls with grey splashback, frosted UPVC window, white WC with push-button flush and pedestal wash basin with chrome mixer tap. **Bedroom two** overlooks the rear garden and offers an integral double wardrobe providing storage. **Bedroom three** also overlooks the garden. The **main bathroom** is styled to complement the en-suite, featuring decorative cushion flooring, a white WC with push-button flush, pedestal wash basin with chrome mixer tap, and a panelled bath with mixer tap and shower over, complete with glass screen. Grey decorative tiling forms the splashback and surround, and a white radiator completes the space.



GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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