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**Plas Dorlan Minafon**  
Cowbridge, CF71 7GN  
Price £499,950

**HARRIS & BIRT**



A stunning three storey development of just six 2-bedroom / 2-bathroom apartments and two 3-bedroom / 3-bathroom duplex (two storey) penthouses. The ground floor comprises four 2-bedroom apartments with floor areas of circa 1000 sq/ft and, as with all of the apartments, have private, south-facing balconies overlooking the river. Entry to Plas Dorlan's apartments is via one of two secure, double-height entrance lobbies with a galleried staircase and lift, each serving just four apartments and providing direct access to the communal, riverside gardens.

The ground floor comprises four 2-bedroom apartments and, as with all of the apartments, have private, south-facing balconies overlooking the river. The balconies are framed by glass balustrades and accessed via bi-fold doors, maximising light and providing a further 157 sq/ft of space directly off the living room. This particular apartment comprises accommodation of entrance hall, open plan living/dining room, kitchen/breakfast room, two double bedrooms and two bathrooms. There is off road parking via private car park, and easy walking access into the market town of Cowbridge.

Plas Dorlan is a statement building in the heart of South Wales' most desirable market town. It sets new standards in residential accommodation with generous, well-proportioned space presented in a unique and avant-garde way.

- Luxury Ground Floor Apartment
- Two En Suite Bedrooms
- Impressive Media Wall and Fireplace
- Off Road Parking to Private Car Park
- Open Plan Living
- Bespoke High Specification Sigma 3 Kitchen with Fitted Upgrades
- Town Centre Location with Easy Walking Access to Cowbridge
- EPC: B

## Ground Floor

### Accommodation

#### **Hallway 4' x 15'6" (1.22m x 4.72m)**

Light engineered oak flooring. Wall mounted electric radiator. Inset LED spotighting.

#### **Living/Dining Room 14'7" x 18'3" (4.45m x 5.56m)**

Central media wall featuring inset space for flat screen TV and a contemporary log effect electric fire with mood lighting. Full length run of windows and sliding French doors leading out onto front balcony. Light engineered oak flooring. Good sized storage cupboard. Two wall mounted electric radiators. Inset LED spotighting. Air conditioning unit. Communicating sliding doors through to kitchen and hallway.

#### **Kitchen/Breakfast Room 13'4" x 10'8" (4.06m x 3.25m)**

Modern shaker style sleek Sigma 3 kitchen in navy blue with brass handles fitted with a range of wall and base units with white Corian worktop over. Features include double eyeline Neff oven and combi microwave, 1.5 sink and drainer with Quooker boiling hot water tap. Insinkerator waste disposal system. Built in Neff dishwasher behind a matching décor panel, built in up and over fridge freezer behind a matching décor panel. Windows to rear elevation. Inset LED ceiling spotighting. Light engineered oak flooring. Double sliding doors through to the living room.

#### **Master Bedroom 19'5" x 13'9" (5.92m x 4.19m)**

Good sized master bedroom. Light engineered oak

flooring. Spotlights throughout. Range of floor to ceiling windows to side elevations with plantation style shutters. Wall mounted electric radiator. Air conditioning unit housed to wall. Doorway through to en suite bathroom.

#### **Master En Suite Bathroom**

Suite in white comprising low level dual flush WC, wash hand basin set into vanity with chrome mixer tap over, full length bath with chrome mixer tap over and a double shower cubicle behind glazed panel and glazed sliding door with chrome rainfall head shower and shower head attachment. Wall mounted heated towel rail. Extractor fan. Tiled flooring. Fully tiled walls. Inset LED spotighting.

#### **Bedroom Two 11'7" x 11'4" (3.53m x 3.45m)**

Another good sized double bedroom. Light engineered oak flooring. Window to rear elevation with plantation style shutters. Wall mounted electric radiator. Air conditioning unit. Doorway through to en suite bathroom.

#### **Bathroom Two**

Accessed via bedroom two and hallway. Suite in white comprising low level dual flush WC, Wash hand basin set into vanity with chrome mixer tap over and a glazed shower cubicle with chrome rainhead shower and showerhead attachment. Wall mounted heated towel rail. Extractor fan. Tiled flooring. Fully tiled walls. Window to rear elevation with plantation style shutters. Inset LED spotighting.

#### **Balcony**

Accessed via French doors from the living room. Covered balcony with LED spotighting. Double socket. Composite decked terrace. Glass balustrade with chrome handrail.

### **Parking & Gardens**

Off-road allocated parking for one vehicle behind electric gates. Attractive communal gardens that span down to the river front to the South elevation.

### **Services**

Electric heating throughout. Mains services throughout. Metered via service risers to the communal lobby.

### **Tenure & Service Charge**

The apartment is to be sold on a leasehold basis with a 1/10 share of the freehold via the management company which is owned by the residents. The service charge payable is approximately £150 per calendar month.

### **Directions**

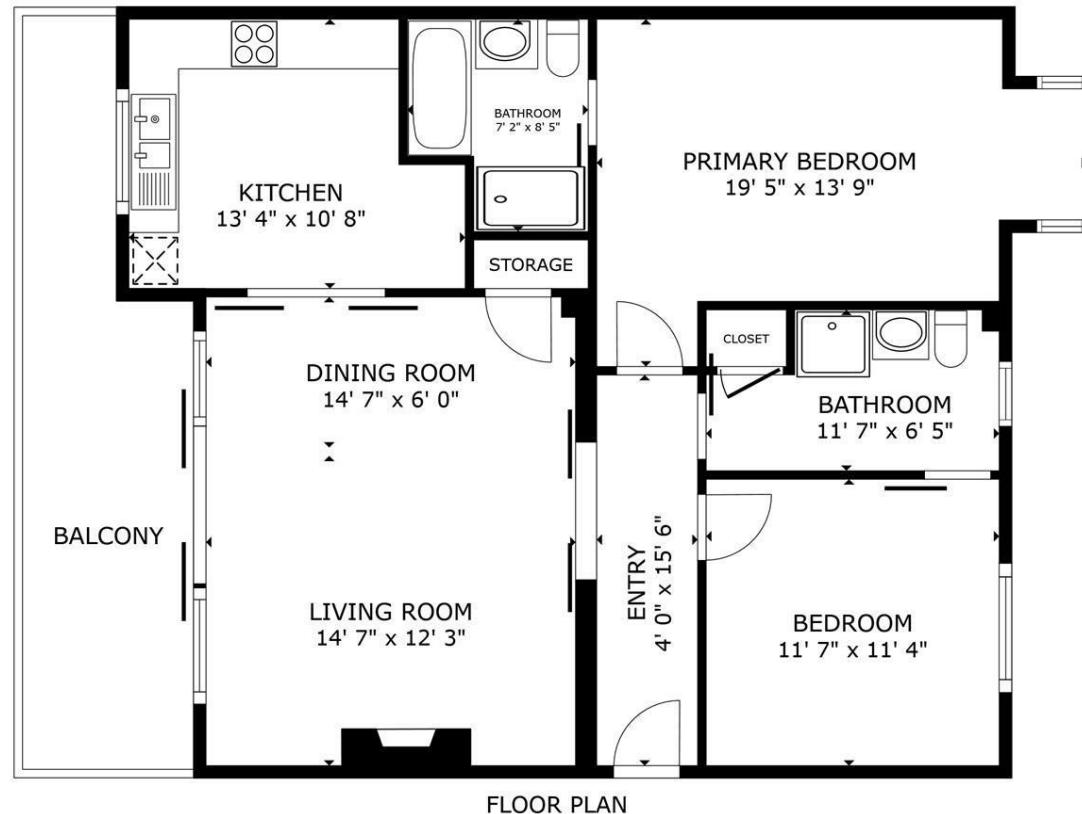
From our Cowbridge office at 65 High Street head towards the traffic lights at the top of Cowbridge. Before you get to the Town Hall turn left and follow the road round to the Town Hall Car Park. Plas Dorlan will be on your right. The car park for the apartments is adjacent to the apartment building, surround by wrought iron railings.











## HARRIS & BIRT

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Very environmentally friendly - lower CO <sub>2</sub> emissions		
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