



Hilltop, The Rhiw, Graig Penllyn,
Nr Cowbridge, Vale of Glamorgan, CF71 7RS

Watts
& Morgan



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Nr Cowbridge, Vale of Glamorgan, CF71 7RS

Guide price: £775,000 Freehold

6 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A delightful and deceptively generous family home in an elevated position, enjoying a westerly aspect looking out over Graig Penllyn and onto the Wynch Field. The extensive accommodation must be viewed to be appreciated and includes: entrance hallway, dual aspect living room, dining room, kitchen/breakfast room and additional sitting room/study. Also ground floor cloakroom and generous utility room. To the first floor: principal bedroom with dressing area and contemporary en suite shower room, five further bedrooms of which four of these are generous doubles. Shower room/wet room is shared by these bedrooms. Driveway parking and detached double garage accessed from The Rhiw. Paved terrace accessed from principal living rooms leading, in turn, onto a larger low maintenance garden of paved and gravelled paths interspersed with thoughtfully planted beds.

Directions

Cowbridge Town Centre – 3 miles

Cardiff City Centre –15.6 miles

M4 J35 Pencoed – 4.1 miles

Your local office: Cowbridge

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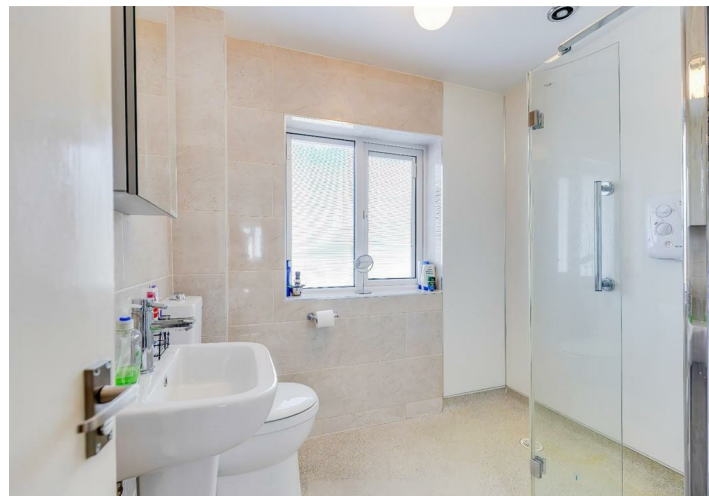


Summary of Accommodation

About the property

Hilltop is a sizeable, detached family home in an elevated position, enjoying a westerly aspect looking out over Graig Penllyn village onto the Wynch Field. Understood to have been built in the mid 1970s, it provides generous, spacious and adaptable accommodation with additional scope to further improve to one's own specifications if ever required. From a central ground floor hallway, staircase leads to the first floor while double doors lead into the family lounge. Additional doors lead into the dining room, to an additional reception room/study and to the kitchen breakfast room with one further door opening to a cloakroom/WC (formerly a WC and shower room). The family lounge is a long room running the depth of the property with bay window to one end and sliding doors at the other opening onto a paved patio with gardens beyond - a great spot from which to enjoy the views over the area. It has, as a focal feature, an exposed stone fire surround with wood burner recessed within. An open arch links to a dining area. Kitchen/breakfast room is a generous space with storage cupboards to two sides flanking a central space for a generous dining table. Space remains for a freestanding electric cooker, for a low level fridge and with plumbing for a dishwasher. A separate, additional built-in oven is to remain. To the adjacent utility room there is much extra room for fridge/freezer, storage and with space and plumbing for a washing machine and a dryer. A doorway from the utility area leads to the rear of the property. An additional reception room – currently used as a second sitting room – can be used for many and various things and has, in the past, been used as a home study/office.

To the first floor a central landing area has doors to all six bedrooms and to the shower room. The largest of these bedrooms is a very spacious double with its own dressing area linking into the contemporary en-suite shower room. Of the five further bedrooms, four are especially generous doubles. These bedrooms share use of a shower room/wet room with adapted bathroom furniture.



Additional information

Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating. Solar panels provide supplementary electricity; hot water via an eddi diverter; and a 'Feed in Tariff'. Further information available from the Sellers. Council tax: Band I

Garden & Grounds

Hilltop is located in Graig Penllyn, accessible from the very heart of the old village via The Rhiw. From this village lane, there is a broad off-road parking space with ample room for at least two cars to park and space for further parking within the garage itself. The garage (approx max 5m x 4.9m) is accessed via an up and over door and has power connected. It includes eaves storage within. Steps lead down from the car parking area through planted, terraced beds to the principal entrance doorway while the path continues to encircle the property and leading to the rear garden. The rear garden includes an especially broad flagstone paved terrace with a portion of decking from which steps lead down to a larger garden, intentionally adapted in recent years to provide a low maintenance garden with paved and gravelled paths interspersed with thoughtfully planted beds and a number of mature espalier fruit trees. A fenced area to one corner conceals a storage area while to another corner – a raised “sun trap” - is a freestanding "Rhino" greenhouse with power connected.



Total area: approx. 204.8 sq. metres (2204.7 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 76 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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