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Cherry House
Graig Penllyn
Cowbridge
The Vale Of Glamorgan
CF71 7RT

Cherry House

Asking price **£525,000**

An architect designed and built, modern new build detached family home located within the highly sought after rural Vale village of Graig Penllyn offering a wide range of village amenities.

Individually designed new build detached property

High specification with quality fixtures and fittings

Excellent energy efficiency with an EPC rating A (96)

Air source heating and solar panels

4 double bedrooms, 3 bathrooms of which 2 en-suites

Double driveway extending onwards to garage

Landscaped front and rear gardens

Scenic rural views enjoyed

Located on the fringe of Graig Penllyn with excellent connectivity to Cowbridge, A48 and M4 corridor





Cherry House is entered via a glazed composite front door opening to a naturally light, triple height ENTRANCE HALL with tile flooring and stairs rising to the first floor with lit cupboard under. The accommodation continues with a very sociable KITCHEN/ DINING/ FAMILY ROOM running the whole depth of the house. A sleek, fully fitted modern fitted U shaped kitchen and peninsula breakfast bar running to the rear of the space. Integrated appliances include a fridge/freezer, oven, grill, hob and dishwasher. Beyond, running to the front of the room is the family/dining space with glazed 'tilt and turn' doors opening to the front garden. To the side, a WC comprises a two-piece suite with modern WC and pedestal hand basin with tiled floor and complimenting splashback.

Stairs from the hall lead to the first floor landing that enjoys an open galleried landing with glazed window to the front with rural views. Family SITTING ROOM with a 'Juliet' balcony to the front elevation enjoys expansive country views and glazed doors to the rear giving a pleasant viewpoint and access to the rear garden. BEDROOM ONE is a generous sized double bedroom with patio doors opening out onto raised rear garden and door through to EN-SUITE comprising a three piece suite with large walk-in shower enclosure, modern WC, pedestal basin, tiled accents and a window to the rear. BEDROOM TWO lies to the front of the property with large window to the front and a built-in storage cupboard. The FAMILY BATHROOM has been stylishly appointed with a freestanding double ended bath with tilted surround, low level WC, wash basin with vanity storage under and a window drawing in light from the side.

Full turn spindle stairs from the first floor landing rises to the second floor accommodation comprising double BEDROOMS THREE AND FOUR, positioned either side of the well-appointed shower room. Bedroom three and four are good sized doubles with frontward facing windows taking in far ranging views with pitched ceilings offering a good head height and large eaves storage that lend themselves to becoming built-in wardrobes. Rounding off the accommodation is a lovely SHOWER ROOM with tiled flooring and shower enclosure with complimenting sink, WC and two windows bringing in plenty of natural light from the rear elevation. Three-piece suite comprising; full length panelled bath with shower over, low level

WC and pedestal wash hand basin. Two uPVC double glazed windows.

To the front of the property lies a double tarmac driveway with cut grass, lawn and a paved patio and built-in bin store. Stone paved steps to the side lead upwards to the landscaped rear garden with grass lawn, paved seating area with raised timber beds stocked with newly planted shrubbery and fencing defining the boundaries.

Footnote - The properties are being offered with 10 year building warranties. Solar panels installed to the roof will create electricity for the house with excess sold back to the grid on a regular tariff. Provision for battery storage but battery not included.





Directions

From our Cowbridge office head westbound onto the A48 towards Bridgend. As you go down the dip turn right at the filter lane signposted for Penllyn & Graig Penllyn. Proceed through the village of Penllyn through to Graig Penllyn, passing the Barley Mow on your right hand side. Carry on this road and around to the left and then right as if you are leaving the village, Cherry House is the left hand side new build, on your left as indicated by our 'For Sale' board.

What3words: readjust.sailed.gifts

Tenure

Freehold

Services

Mains water, electricity and drainage. Air source heat pump
Council Tax Band
EPC Rating A

Viewing strictly by appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A	96 A	111 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.





