



3 Heol St. Cattwg

Pendoylan, Near Cowbridge, Vale of Glamorgan, CF71 7UG





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£399,950 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

A characterful, semi-detached family home modernised and much improved in recent years. Living room, bespoke fitted kitchen-breakfast room, superb garden room. Also cloakroom and utility room. Three bedrooms and contemporary bathroom. Lawned garden to front, wonderfully sheltered, south facing courtyard garden to the rear.

EPC rating: D65

Directions

From Cowbridge proceed towards Cardiff along the A48 through Bonvilston and turn left at sycamore Cross signposted Peterston-Super-Ely / Pendoylan. About half a mile take the left hand fork signposted Pendoylan. Upon entering the Village, turn right into Heol St Cattwg to find no 3 to your left, looking out over the 'Village Green'. If approaching from M4 Junction 34 (Miskin), follow the road into the village, pass the Primary School, the Village Church and The Red Lion Public House. Turn left into Heol St Cattwg to find no 3 to your left.

- Cowbridge 5.2 miles
 - Cardiff City Centre 12.1 miles
 - M4 (J34, Miskin) 2.1 miles
-

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

- * Delightful, semi-detached cottage much improved in recent years
- * An ideal family home
- * Entrance porch opens into a ground floor hallway from which stairs lead to the first floor and doors lead into a sitting room and into the kitchen/breakfast area with garden room beyond.
- * Multi-purpose sitting room looking over the front garden of the property currently used as a family room / playroom.
- * Wonderful, bespoke kitchen handcrafted in solid timber by a local craftsman including a great range of units.
- * Fully integrated dishwasher to remain; Rangemaster 'Elan' range cooker and American style fridge freezer are available by separate negotiation.
- * Kitchen with solid timber work surface extends to a former breakfast bar in part with an open arch linking through into a garden room.
- * Superb garden room / conservatory to the rear of the property positioned to enjoy a southerly aspect and looking out over the courtyard garden.
- * This generous room has ample room for seating and for a dining table and, as a focal feature, has wood burning stove recessed into a chimney breast to the far end of the room.
- * Also ground floor doakroom and adjoining outbuildings including utility room with space / plumbing for a washing machine
- * To the first floor landing area with doors to all three bedrooms and bathroom.
- * Of the three bedrooms, two of these are good double rooms looking over the front garden and rear, courtyard garden respectively.
- * Third bedroom looking to side elevation looking over the "village green".
- * Contemporary bathroom with bath over shower.

GARDENS AND GROUNDS

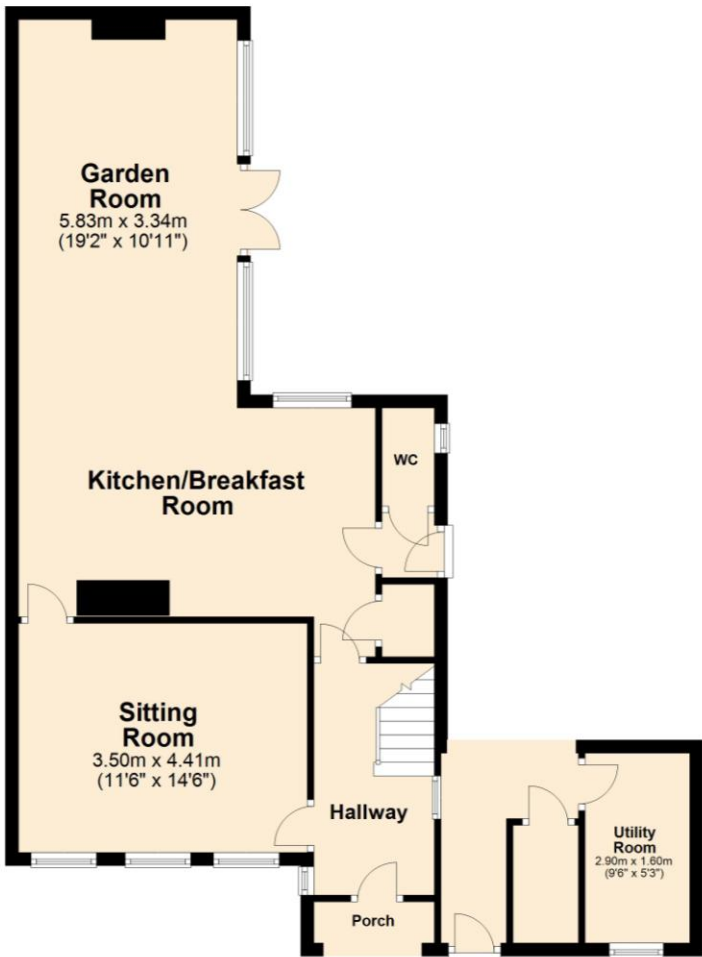
- * Heol St. Cattwg is a wonderfully pretty location just to the south of the heart of the popular village of Pendoylan.
- * It is conveniently located close to the Red Lion Public House, the Village Church and the highly regarded Primary School.
- * Immediately fronting No.3 Heol St. Cattwg is a lawned garden enclosed by mature box hedging and accessed via a gated entrance.
- * A path runs through this lawned garden to the principal entrance doorway whilst a second lockable gated leads to a side path past outbuildings and into the rear garden.
- * To the rear of the property is a lovely, sheltered courtyard garden with plenty of room for sizeable family garden dining table and a timber playhouse. This low maintenance space enjoys a sunny southerly aspect and catches the afternoon and evening sun.

TENURE AND SERVICES

Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating.



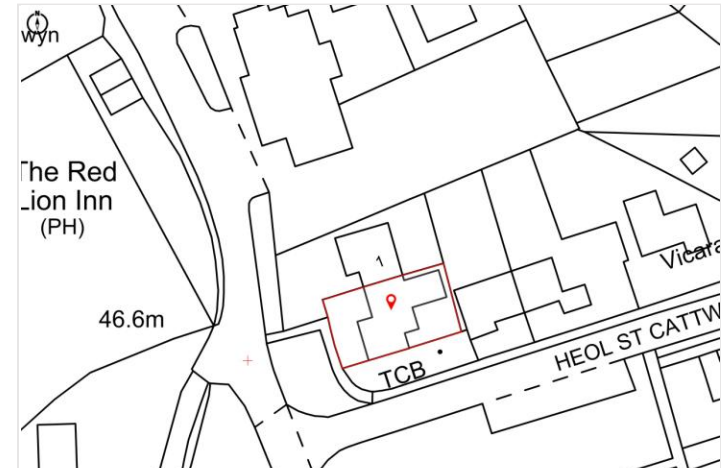
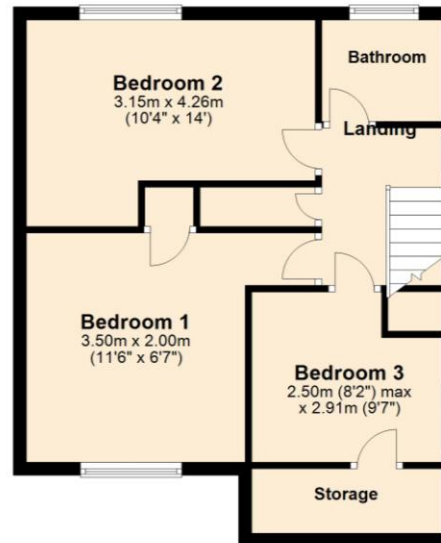
Ground Floor
Approx. 76.5 sq. metres (823.3 sq. feet)



Total area: approx. 121.7 sq. metres (1309.7 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

First Floor
Approx. 45.2 sq. metres (486.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



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wattsandmorgan.wales

