



6 Cae Rhedyn

Graig Penllyn, Cowbridge, Vale of Glamorgan, CF71 7SA





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Vale of Glamorgan, CF71 7SA

£650,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Enjoying superb views in a westerly direction over Graig Penllyn Village and the playing fields, a sizeable, detached family home. Excellent family accommodation in superb order throughout with considerable scope to further improve if required. Living room with picture window, adjacent dining room. Kitchen/breakfast room. Two bedrooms and bathroom to the ground floor; two further good double bedrooms and shower room to the lower ground floor. Gardens to both sides, the larger portion enjoying westerly aspect. Parking; double garage.

Directions

From our Cowbridge office, travel along High Street into Westgate and continue onto the A48, heading in a westerly directions. Take the right turning at the bottom of the hill before Pentre Meyrick Cross - signposted towards Penllyn and Graig Penllyn (Task Force paintball) and drive along into Penllyn village, passing the Church and the Red Fox public house. Leave Penllyn and enter into Graig Penllyn (half a mile beyond), to find the turning into The Rhiw opposite The Barley Mow public house. Continue along The Rhiw into Cae Rhedyn, to find No 6 to your left. A parking space fronts the double garage; there is a separate parking space - to the lower road through the village - belonging to 6 Cae Rhedyn.

- Cowbridge 3.7 miles
 - Cardiff City Centre 16.2 miles
 - M4 (J35, Pencoed) 3.5 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * An immaculately presented, four bedroom detached family home in excellent order and located in this popular village.
- * It offers good sized family accommodation with scope to further improve and extend if ever required (subject to any appropriate consents).
- * Entrance from Cae Rhedyn / The Rhiw into ground floor hallway.
- * From this ground floor hallway, doors lead to lounge and to the dining room; to the kitchen/breakfast room; and to two bedrooms and a bathroom.
- * Stairs lead down to the lower ground floor and additional bedroom accommodation.
- * Lounge positioned to the rear of the property with picture window to enjoying superb views looking out over the playing fields to the heart of the village.
- * Double doors lead from the lounge to a dining room / second sitting room looking out over the front garden.
- * Kitchen/breakfast room is of generous proportions and including a very good range of fitted units, there remaining ample space for a family sized dining table.
- * To this ground floor are two double bedrooms both enjoying views over the village.
- * Both of these bedrooms share use of a family bathroom.
- * To the lower ground floor are two double bedrooms.
- * The larger of these two bedrooms has a very good range of fitted wardrobes which are to remain and included in the sale price.
- * Modern shower room also including space / plumbing for washing machine.

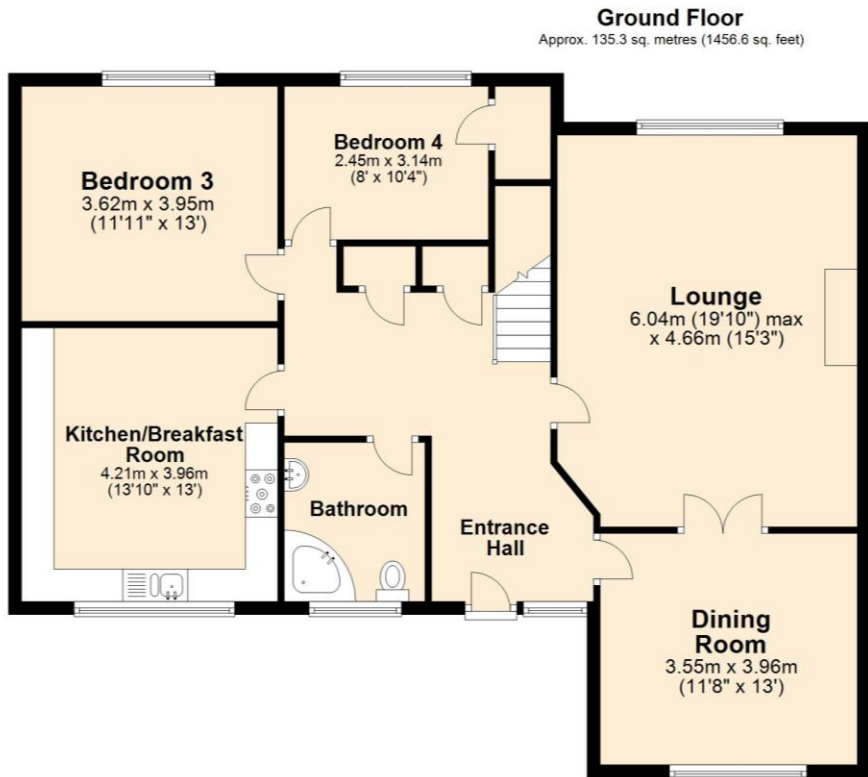
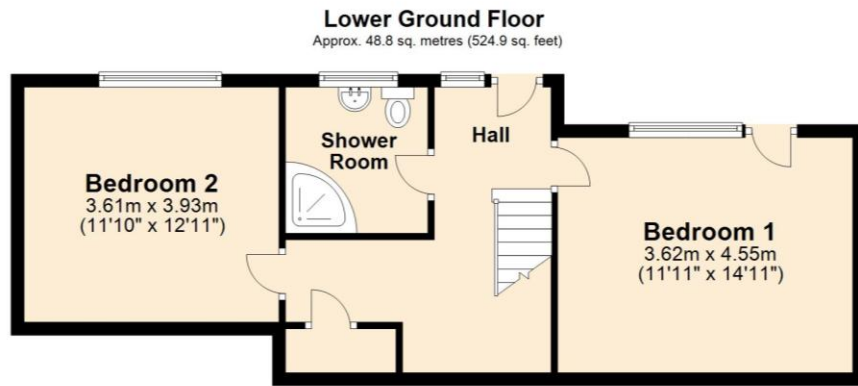
GARDENS AND GROUNDS

- * No. 6 Cae Rhedyn is primarily accessed from The Rhiw / Cae Rhedyn - the original road running through Graig Penllyn village
- * There is an off road parking space fronting the double garage.
- * Double garage (approx. max 5.3m x 5m) is entered via an electric up and over door; power connected.
- * Adjacent to this a path leads through a well tended garden and over an east facing morning patio to the primary entrance doorway.
- * The rear of the property enjoys a particularly sunny westerly aspect looking out over Graig Penllyn Village and the playing fields
- * A broad paved patio area is accessible from the lower ground floor hallway and also from the largest of the double bedrooms.
- * From here steps lead to both sides of the property and back up to the front garden while an additional set of steps lead down through a tiered garden
- * These gardens include lawns surrounded by mature flower and shrub beds.
- * This path continues to the lower road through the village where there is an additional parking space solely for the use of the property
- * The property is set within very generous plot of about just over 0.2 of an acre. There may be scope to develop (subject to any appropriate consents) as neighbours have done

TENURE AND SERVICES

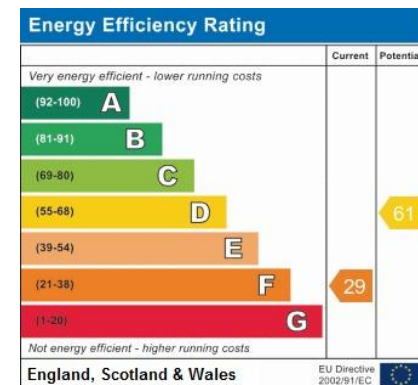
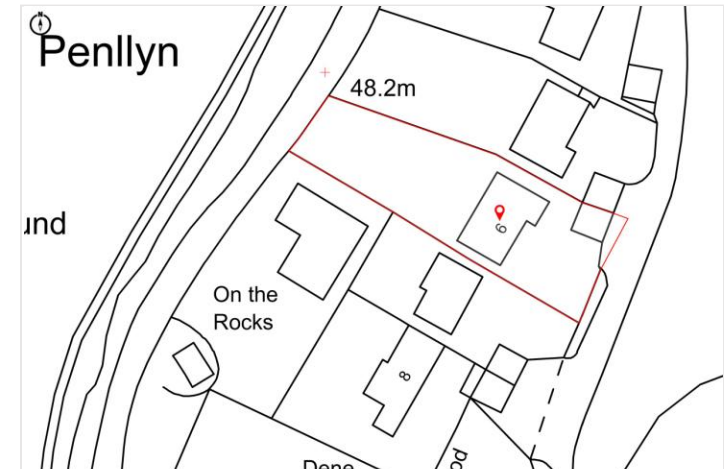
Freehold. Mains electric, water and sewerage connected. Oil-fired central heating.





Total area: approx. 184.1 sq. metres (1981.5 sq. feet)

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



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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