



Briar Bank , Graig Penllyn,
Near Cowbridge, Vale of Glamorgan, CF71 7RT





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Vale of Glamorgan, CF71 7RT

Guide Price: £725,000 Freehold

5 Bedrooms : 4 Bathrooms : 3 Reception Rooms

A modern, detached family home in exceptional order, recently re-decorated and re-carpeted throughout available with no onward chain. Spacious adaptable family accommodation includes living room, adjoining dining area, kitchen/breakfast room. Master bedroom with walk-in wardrobe and shower room, a second, en suite guest bedroom, two further doubles and a family bathroom. Additional rooms to the lower ground floor including sitting room, study, boot room and utility/laundry area (potential to be used as an annexe). Driveway parking and large integral garage. Landscaped gardens to rear including raised seating area to the top corner enjoying fantastic views over the village.

Directions

From the Barley Mow Public House, in Graig Penllyn, travel up the gentle slope in the direction of Penllyn Village. Briar Bank will be to your left, after about 100 yards.

- Cowbridge 2.8 miles
 - Cardiff City Centre 15.4 miles
 - M4 (J35, Pencoed) 4.2 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Briar Bank is an individually designed family home understood to be approximately 12 years old.
- * It is located to the heart of Graig Penllyn Village and is positioned with farmland to the rear and the views, to the front, over fields.
- * Recently re-decorated and re-carpeted throughout and available with no onward chain.
- * Steps lead up from the front driveway to an entrance porch.
- * Entrance porch opens into the ground-floor hallway from which doors lead to the living-dining room, to the kitchen-breakfast room and to a cloakroom; stairs lead up to the first floor bedroom accommodation and an additional staircase runs to the lower ground floor suite of rooms.
- * The family lounge runs the depth of the property with windows to the front opening to a timber balcony enjoying westerly views over farmland. Double doors, to the rear of the room, open to the rear garden space.
- * The living room also features a recessed wood burning stove sitting on a natural stone raised hearth; it is also open-plan to the dining area.
- * The kitchen-breakfast room, like the living room, runs the depth of the property. The kitchen looks to the front and enjoys a westerly view onto fields and farmland; the breakfast area is to the rear of the property with double doors opening to the garden.
- * The kitchen itself includes a very good range of fitted storage units with solid granite worktops and appliances, where fitted, to remain including: double oven, hob, fully integrated dishwasher, fridge and freezer. A wine cooler fridge is also to remain.
- * To the first floor the landing area has doors leading to all four double bedrooms and to the family bathroom.
- * The largest bedroom enjoys a westerly aspect, looking onto fields and farmland beyond and has its own deep walk-in wardrobe fully fitted with hanging rails and storage. The en-suite shower room includes a walk-in shower.
- * A second guest bedroom also has its own en-suite shower room.
- * All three additional bedrooms have fitted wardrobes and all share use of a contemporary family bathroom with twin basins and bath with shower over.
- * To the lower ground-floor is a highly useful suite of rooms accessed primarily from within Briar Bank but with an external door entry also.
- * Considerable potential for these rooms to be used as a separate annex if ever required.
- * It includes a sitting room with a study / bedroom off, a shower room, boot room and the laundry/utility room for the property with walk in airing cupboard to one end. Integrated washer-drier to remain. * Access to the integral garage from this lower ground-floor.

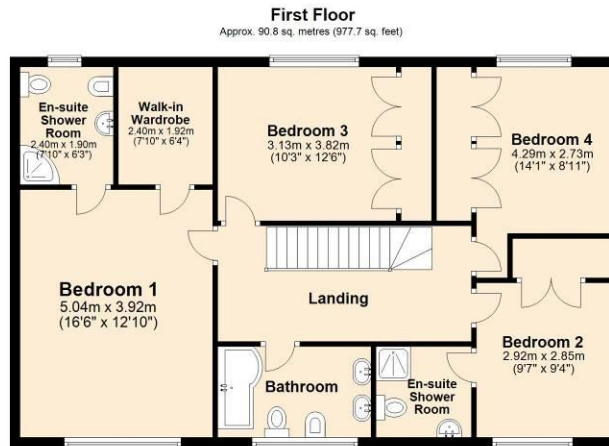
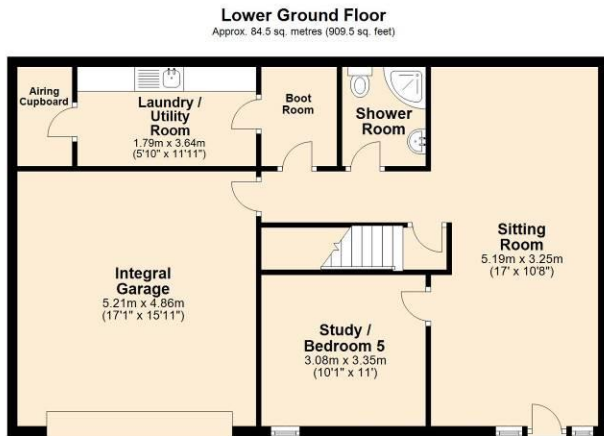
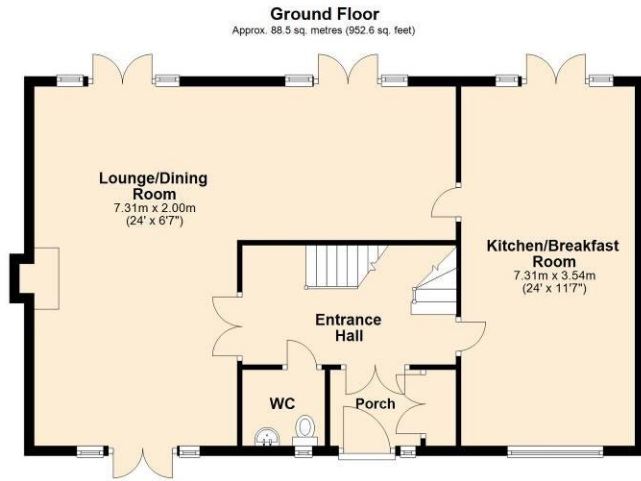
GARDENS AND GROUNDS

- * From the village lane fronting the property, a broad, pillared entrance opens onto a gravelled driveway with ample room for a number of cars to park off-road.
- * The driveway continues into the integral garage (approx. max. 5.24m x 4.9m) which is entered via an electric, sectional up and over door.
- * Steps lead from the drive up to the entrance way whilst additional sets of steps, to both sides of the property, lead through gated entrances into the rear garden.
- * The rear garden is an enclosed space accessed from both the family lounge and the kitchen/breakfast room.
- * An initial paved terrace area leads, in turn, through a landscaped garden with steps leading up to a raised seating area to the far corner of the garden.
- * The garden has been skilfully and thoughtfully created by a National Trust trained landscape designer.
- * The raised seating area, to the top corner of the garden, offers quite amazing views over Graig Penllyn Village.

TENURE AND SERVICES

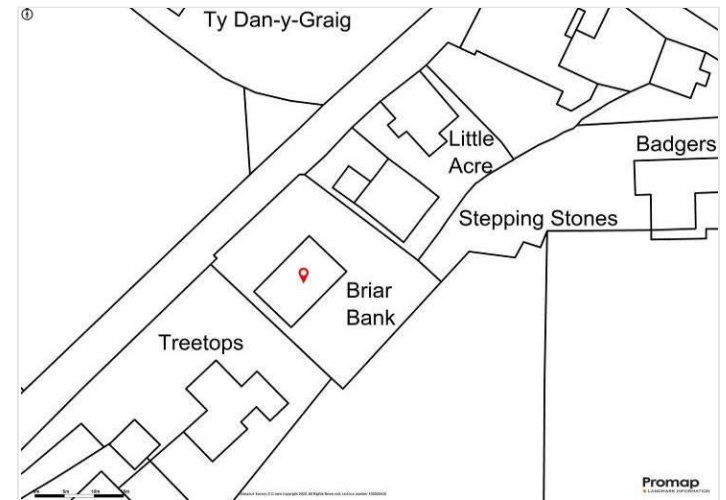
Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating. Council tax: Band H





Total area: approx. 263.8 sq. metres (2839.8 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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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