



Primrose Cottage,
Penllyn, Near Cowbridge, Vale of Glamorgan, CF71 7RQ





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£480,000 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

A charming three double bedroom Cottage located in a highly sought after Vale Village. A semi-detached property comprising; porch with downstairs WC, open plan lounge/dining room with multi-fuel burner, home office and fitted kitchen. First floor with three spacious bedrooms - all with fitted wardrobes, and a 3-piece bathroom. Externally presenting low maintenance front, side rear courtyard garden with impressive, bespoke log cabin. Allocated parking for one vehicle in front of single 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 to your right. Primrose Cottage will be to your left, adjoining 'Pear Tree Cottage', shortly before The Red Fox Public House, which will be on your right. The driveway to Primrose Cottage skirts past the front of Pear Tree Cottage.

- Cowbridge 0.0 miles
 - Cardiff City Centre 0.0 miles
 - M4 (J35, Pencoed) 0.0 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Entrance directly into the porch with space for coats and shoes; and leads into a 2-piece WC.
- * The open plan lounge /dining room is a generous reception space with stunning original stone wall with freestanding multi-fuel burner set on a stone hearth.
- * The dining area offers views out over the rear courtyard.
- * Just off from the lounge/dining room lies a home office with window to the side elevation.
- * The kitchen is located to the rear of the property and has been fitted with a range of shaker style wall and base units with complementary granite effect surfaces and co-ordinating breakfast bar. A range of integral appliances to remain to include; fridge/freezer, oven with grill and 4-ring electric hob. A larder cupboard houses the freestanding oil central heating boiler. A uPVC door provides access out onto the rear courtyard.
- * The good size landing area provides all doors leading off to the three double bedrooms - all offering fitted wardrobes - and into a traditional 3-piece bathroom.

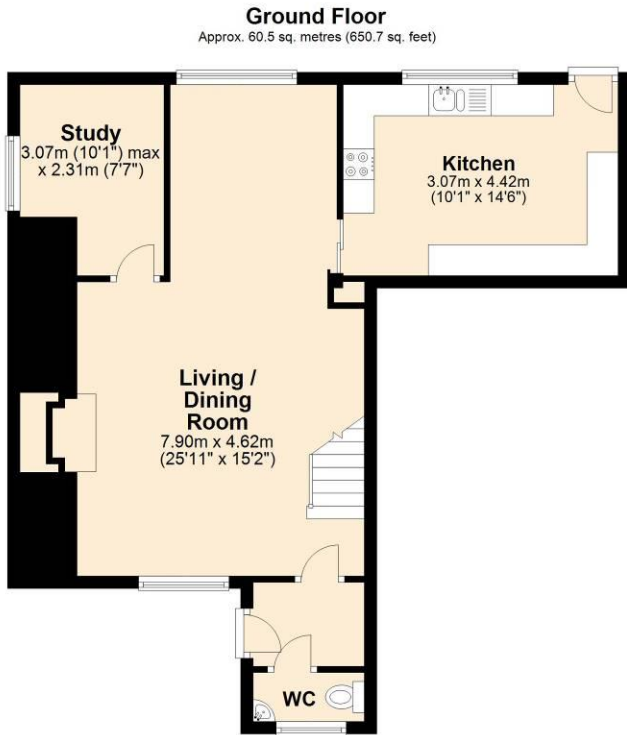
GARDENS AND GROUNDS

- * From the main road through the pretty Village of Penllyn, a shared driveway (owned by neighbouring property with right of access for Primrose Cottage) leads to the allocated parking space directly in front of the single garage, which is to the left of the pair.
- * The garage is accessed via an up and over manual door and power connected.
- * From the driveway, a gated entrance leads into the front cottage garden - enclosed by wrought iron balustrade and positioned to benefit from and enjoy a southerly aspect. This pretty space includes mature flower and shrub borders and extends to the western side of the property.
- * The garden wraps around to the rear of the property with courtyard laid to patio and shingle and enclosed via original stone wall. On offer is a bespoke purpose-built log cabin - currently utilised as an entertaining bar space, which offers full power, spotlighting and wood effect flooring with dadded and fully insulated with slate roof.

ADDITIONAL INFORMATION

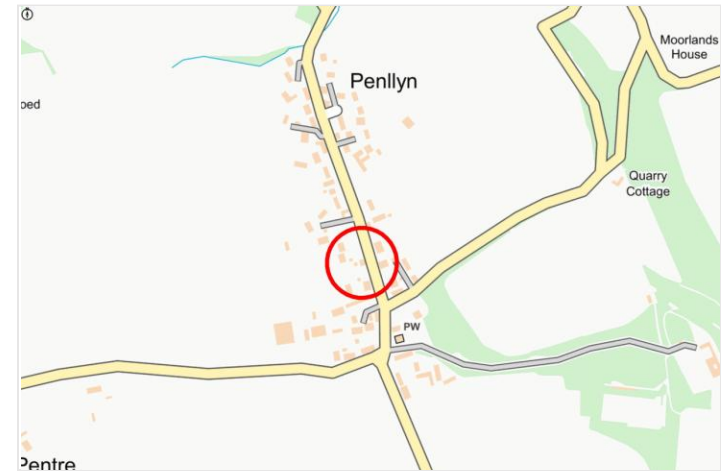
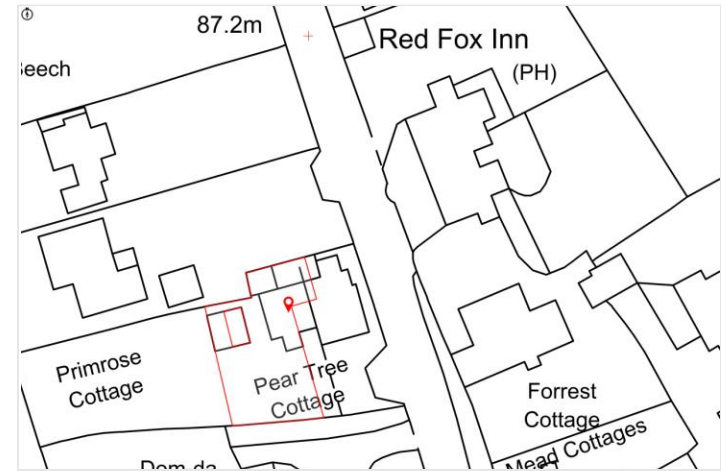
Freehold. Mains electric, water and sewerage connect to the property. Oil fired central heating. Council tax: Band F.





Total area: approx. 117.0 sq. metres (1259.3 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		82
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(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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