



**TYLE COTTAGE,
PENLLYN, VALE OF GLAMORGAN, CF71 7RQ**

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A RARE OPPORTUNITY TO ACQUIRE A CHARMING PERIOD COTTAGE, TASTEFULLY REFURBISHED TO A HIGH SPECIFICATION, IN THIS DESIRABLE VALE VILLAGE.

- Cardiff City Centre 14.8 miles
- Cowbridge 2.3 miles
- M4 (J35) 4.2 miles

Accommodation and amenities:

Hallway • Cloakroom • Lounge • Family Room
Kitchen / Dining room • Utility • Study / Family Room

Master Bedroom with en Suite and dressing room
Three Further Double Bedrooms
Contemporary family bathroom

Parking • Double Garage • Sheltered Gardens

No Onward Chain

EPC Rating: F



Chartered Surveyors, Auctioneers and Estate Agents

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Established 150 Years

1857 - 2007



SITUATION

The desirable Vale village of Penllyn is approximately 2.5 miles from the Market Town of Cowbridge. Penllyn boasts the popular 'Red Fox' public house and restaurant as well as a fantastic village hall which frequently hosts popular events and activities for the community. There are well regarded primary and secondary schools within close proximity to the village, with Cowbridge offering further amenities including a public library, health centre and community centre. Recreation facilities include a leisure centre and various sporting clubs including tennis, squash, cricket, rugby, football and bowls. Penllyn is situated just under 15 miles west of the City of Cardiff which has the usual amenities of a Capital City including theatres and concert halls as well as a main-line rail connection to London in around two hours.

DESCRIPTION OF PROPERTY

An entrance porch opens into a very spacious, central hallway with slate tiled flooring, from which a quarter turn staircase leads to the first floor. Doors lead to a delightful open plan kitchen / dining room; an ideal room for entertaining in. The kitchen comprises of a matching range of wooden wall and base units with marble preparation surfaces over, and a superb 'La Canche' oven and integrated fridge and dishwasher. There is also a utility area and door leading out on to the rear garden. There is also a beautiful lounge boasting an array of original character features, including exposed wooden beams and a wood burning stove. There are two further reception rooms; a second sitting room with additional wood burning stove and French doors leading on to a private sheltered garden and a versatile study / family room, fitted with a good run of storage units.

The staircase leads you to a spacious first floor landing and to the four principal bedrooms and family bathroom. All of the bedrooms are superb double bedrooms and feature from exposed wood floorboards adding to the rustic character and charm of the property. The superb master bedroom also features a walk-in-wardrobe / dressing room and a high quality en suite shower room. The other three bedrooms offer fantastic accommodation and have the use of a superb contemporary family bathroom. The family bathroom is tiled in attractive travertine limestone tiles, and comprises of a beautiful roll top bath, separate walk in shower, pedestal wash hand basin and wc. All fitted to the highest of standards.

GARDENS AND GROUNDS

Tyle Cottage sits prominently in its elevated position and garden plot. The property is set back and enjoys the highest degree of privacy and seclusion, whilst being a signature character property of the village. A driveway sweep to the side of the property, leads to a parking area and the sizeable double garage, ideal for parking or storage. An attractive pathway leads you through the front garden and the principal entrance doorway. The sizable driveway continues to a paved area at the rear of the property leads to the private 'secret' rear garden.

There are other delightful garden areas which can be accessed from both the lounge and the family sitting room. This very pleasant, sheltered garden is an ideal, paved outdoor seating and dining area with beautiful adjacent lawned garden, filled with jasmine, honeysuckle and designer roses.

The detached double garage is has an electric remote control, sectional door. The garage (approximately 5.6m x 5.7m) has power connected and eaves storage over.

TENURE AND SERVICES

Freehold. Mains electric, water and sewerage connect to the property. LPG central heating.

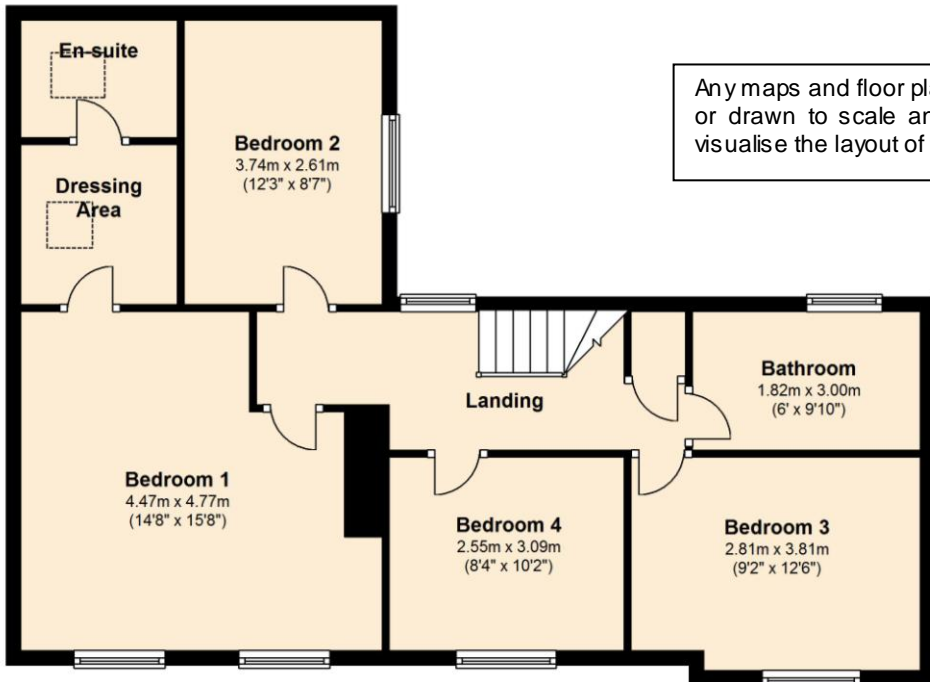
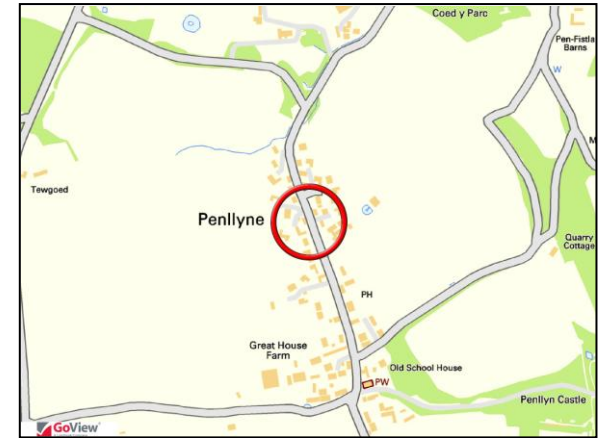
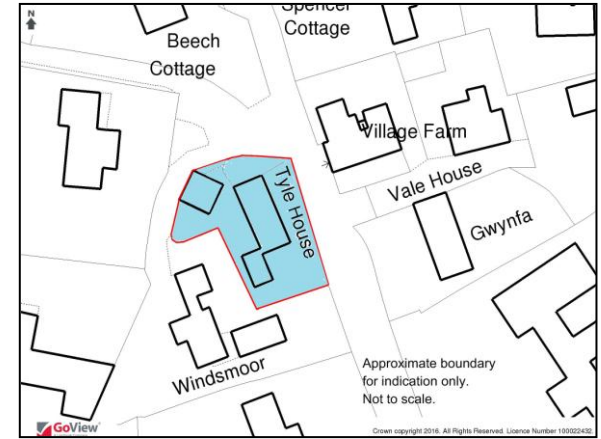
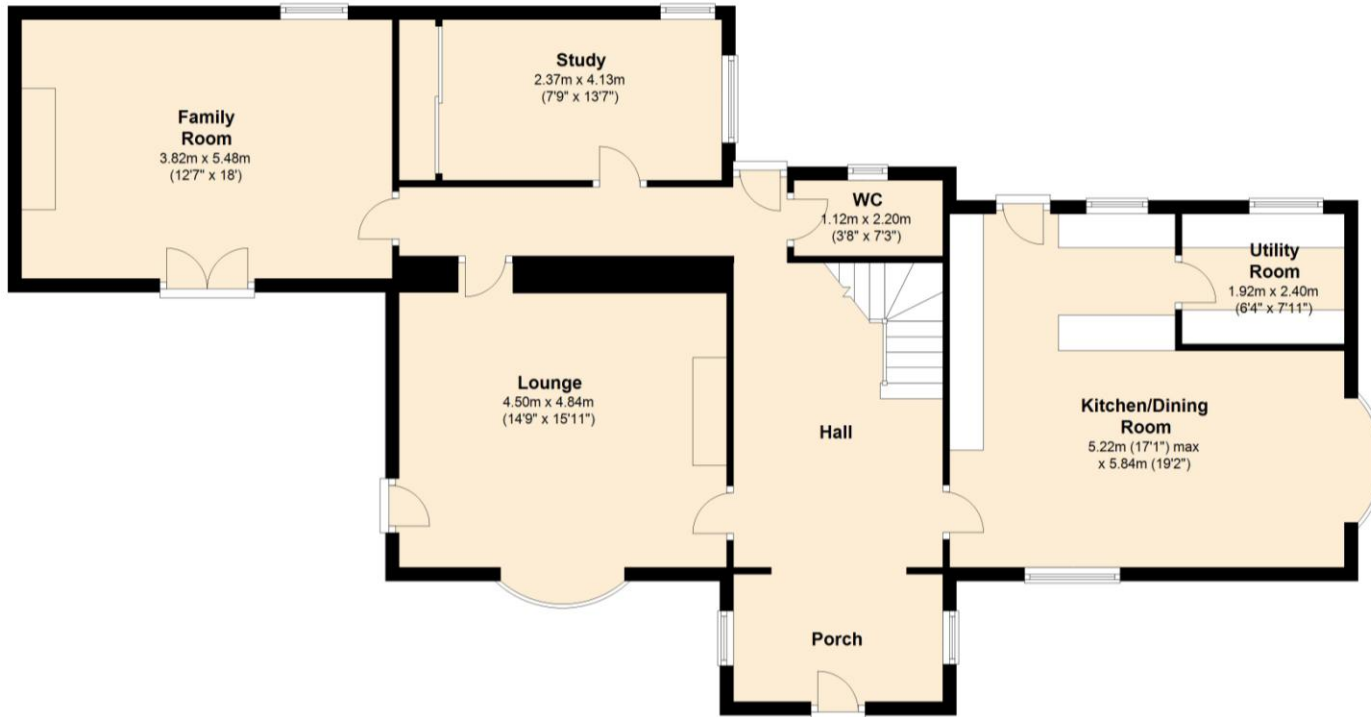
DIRECTIONS

From our Cowbridge office, travel along High Street to Westgate, continue onto the A48 in a westerly direction. Turn right at the bottom of the hill before Pentre Meyrick Cross - signposted Penllyn and Graig Penllyn (Task Force paintball) and drive into Penllyn village, passing the Church and The Red Fox Public House. Tyle Cottage is to your left after a further 300 yards.



Ground Floor

Approx. 116.0 sq. metres (1248.4 sq. feet)



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 part of any contract.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	53
(21-38) F	29
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	65
(39-54) E	46
(21-38) F	
(1-30) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC England, Scotland & Wales	

