



West Highlands, Graig Penllyn,
Near Cowbridge, Vale of Glamorgan, CF71 7RT





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£525,000 Freehold

4 Bedrooms : 2 Bathrooms : 4 Reception Rooms

Hallway • Lounge • Dining room • Kitchen-breakfast room • Garden room • Garden room • Second sitting room • Utility room

Master bedroom & en suite bathroom • Three further bedrooms • Bathroom

Driveway parking • large garage • Surrounding gardens including lawn, decked seating area, Summer House and terraces

EPC rating: D68

Directions

From our Cowbridge Office, travel in a westerly direction, and exit the Town on the A48, following signs to Bridgend. After approximately one mile, situated in a dip in the road, take a right hand turn sign-posted for Penllyn. Continue on this road for approximately three miles, passing the Red Fox public house and continuing in to Graig Penllyn. West Highland will be fifth house to your right, about 150 yards before The Barley Mow public house.

- Cowbridge 2.7 miles
 - Cardiff City Centre 15.4 miles
 - M4 (J35, Pencoed) 4.5 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

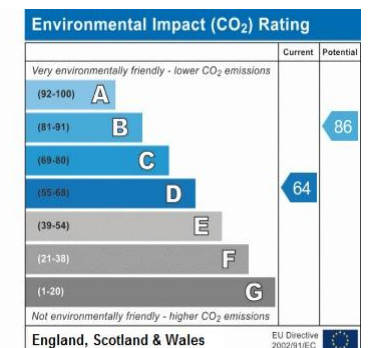
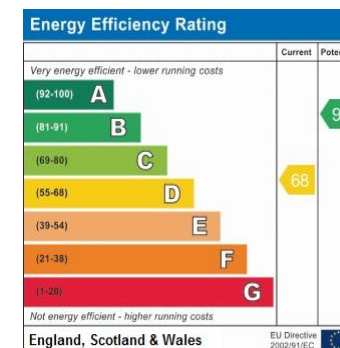
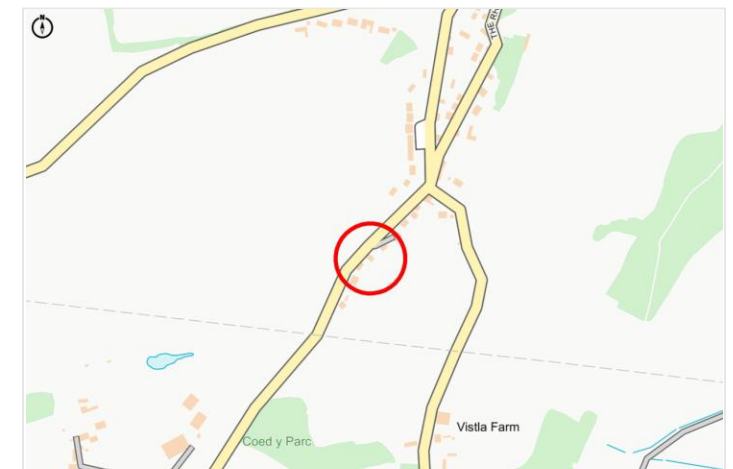
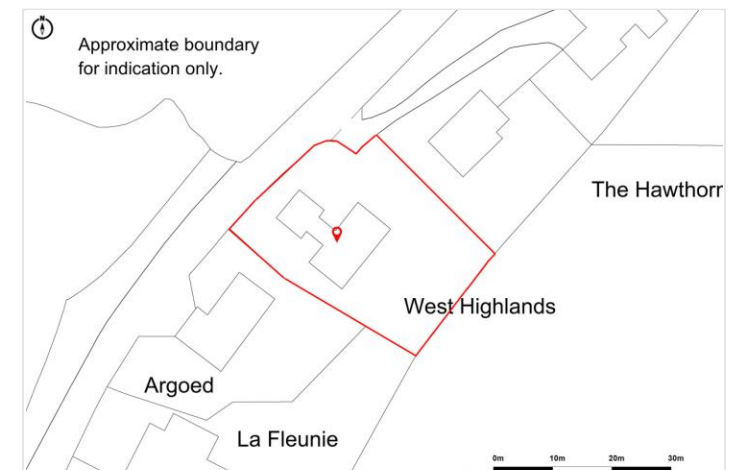
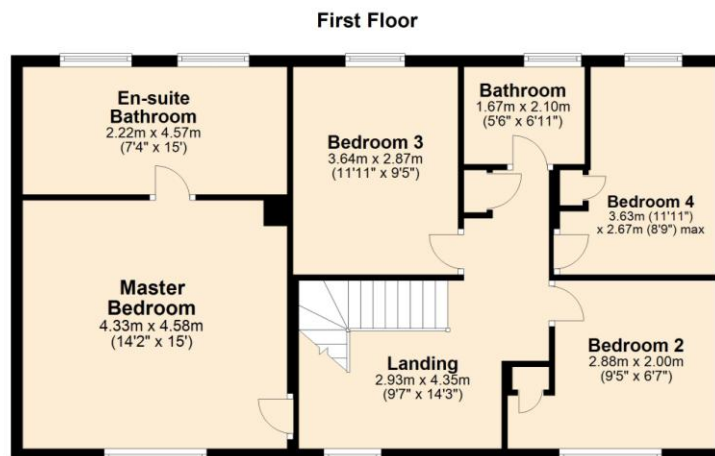
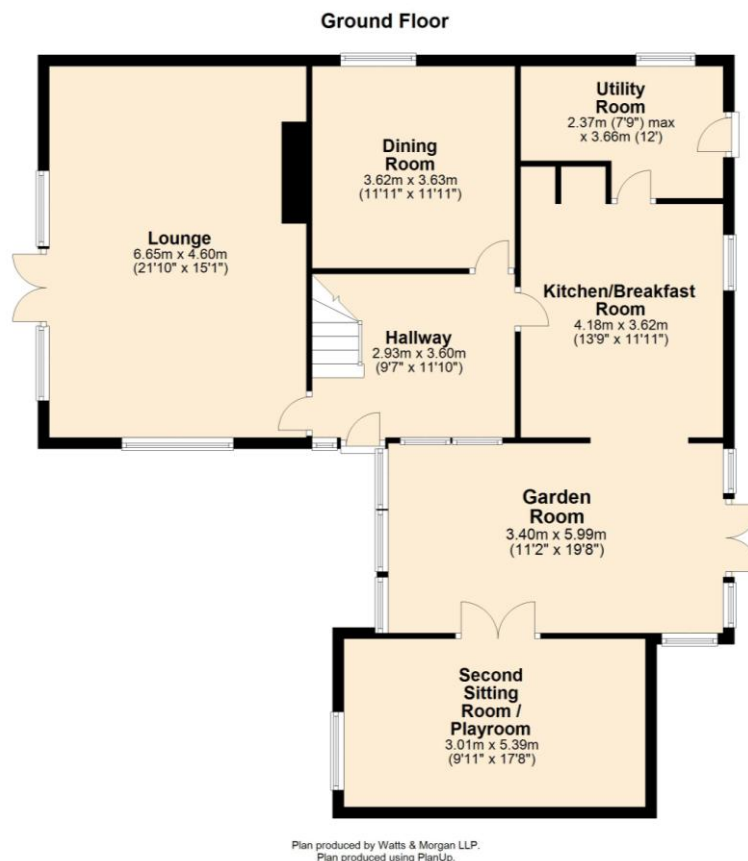
- * A modern, detached family home with four bedrooms and located in this ever so popular village close to Cowbridge
- * Light, central hallway with wooden flooring from which doors lead to all the principle ground floor rooms
- * Very large family lounge with multi-fuel stove recess within a chimney breast and resting on a slate hearth; double doors open to a good sized level lawn to one side of the property
- * Dining room looking to the rear
- * Contemporary kitchen-breakfast room with a good range of storage units; a matching central island / breakfast bar has matching wooden surfaces
- * Range cooker, dishwasher and fridge-freezer available by separate negotiation.
- * Located directly off the kitchen is a great family living room with pitched, glazed roof and double doors opening directly onto a sheltered, private decked seating area
- * This garden room also links into a multi-purpose sitting room, ideal for home study / playroom etc
- * Utility room adjacent to the kitchen with additional storage and space / plumbing for washing machine
- * Very large master bedroom with its own en suite including bath and separate shower
- * Three further bedrooms, two of which are doubles and two of which have built-in wardrobes
- * The two largest bedrooms look in a westerly direction towards farmland
- * Family bathroom

GARDENS AND GROUNDS

- * Parking area, fronting the garage, accessed from the lane through the village
- * Access into garage (approx. max 5.7m x 4.9m) via a remote controlled sectional door
- * Steps lead up from drive to front entrance door and from which a path leads to the lawned side garden
- * This lawned side garden has been extended in recent years to create a much more useable, level space, overlooked by - and accessed from - the lounge
- * Sheltered, decked sitting and dining area accessed from garden room, enjoying westerly views onto farmland
- * To the rear of the property is a banked garden with paths meandering through low maintenance shrub beds to a wonderful seating area with a vine-covered pergola; beyond this is a timber Summer House. Both these enjoy raised, westerly views onto farmland

TENURE AND SERVICES

Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating. Solar panels provide supplementary electric and also a 'feed-in tariff'; further details available from the seller.



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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