

Payton
Jewell
Caines



West Highlands Graig Penllyn, Cowbridge,
The Vale Of Glamorgan. CF71 7RT

£635,000



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Four bedroom DETACHED house comprising entrance hall, lounge, dining room, kitchen/breakfast room, utility, GARDEN ROOM and HOME OFFICE/DEN. Bedroom one with EN SUITE, three further bedrooms, family bathroom, generous rear and side gardens, beautiful countryside views to the front and rear. Generous car parking and DOUBLE GARAGE. MUST BE VIEWED!

£635,000 - Freehold

- Four bedroom detached house
- Sought after Vale of Glamorgan village location
- Four reception rooms
- Generous gardens to the side and rear
- Excellent car parking (up to 4 cars) EPC - D



DESCRIPTION

Four bedroom DETACHED house comprising entrance hall, lounge, dining room, kitchen/breakfast room, utility, GARDEN ROOM and HOME OFFICE/DEN. Bedroom one with EN SUITE, three further bedrooms, family bathroom, generous rear and side gardens, beautiful countryside views to the front and rear. Generous car parking and DOUBLE GARAGE. MUST BE VIEWED

The village has a children's play area, tennis courts and football pitch.

KEY FEATURES

Freehold
Four reception rooms
Oil central heating
Vale of Glamorgan village location
100m from the local public house The Barley Mow
Catchment for Llangan Primary and Cowbridge Comprehensive School (with School bus service)

ENTRANCE

Via hardwood front door into the entrance hall.

ENTRANCE HALL

Coved ceiling, emulsioned walls, solid oak flooring, stairs to the first floor and doorway through to the lounge. Floor to ceiling opaque glazing units into the dining room.

LOUNGE (22' 02" x 15' 04") or (6.76m x 4.67m)

The lounge runs the depth of the house and benefits from dual aspect natural light via PVCu double glazed window to the front and two to the side plus PVCu double glazed French doors leading out to an elevated patio area. Finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet. Feature recess multi fuel burner with slate hearth.

DINING ROOM (12' 02" x 12' 01") or (3.71m x 3.68m)

Overlooking the rear of the property via PVCu double glazed window and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Doorway into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM (16' 10" x 12' 0") or (5.13m x 3.66m)

Emulsioned ceiling with central light pendants, emulsioned walls, skirting and ceramic tiled flooring. A range of low level kitchen units in stainless steel with Belfast sink and swan neck tap. Space for electric Range cooker, recess for fridge/freezer, central kitchen island with storage below, solid oak work surface and ceramic tiles to all splash backs. Integrated extractor hood, PVCu double glazed overlooking the side with a fitted venetian blind and vertical modern radiator. French doors leading to to the garden room.



GARDEN ROOM (11' 11" x 18' 10") or (3.63m x 5.74m)

Mansard double glazed roof with aluminium finishing, two aspects of double glazed aluminium with apex opaque glazed units and fitted roller blinds and PVCu double glazed French doors leading out to the side decking with full height glazed panels with fitted roller blinds. Three large contemporary vertical radiators and PVCu double glazed French doors leading into the home office.

HOME OFFICE (17' 11" x 9' 10") or (5.46m x 3.00m)

Natural light to two aspects via PVCu double glazed windows to the front and Velux skylights. Finished with emulsioned ceiling and walls with fitted carpet. Lovely home office or 'cwtch'.

UTILITY ROOM (7' 10" x 12' 0") or (2.39m x 3.66m)

PVCu double glazed window overlooking the rear and part frosted glazed PVCu door leading out to the side of the property. Finished with emulsioned ceiling and walls, skirting and ceramic tiled flooring. Inset sink with mixer tap and low level shaker style kitchen units with a complementary roll top work surfaces with ceramic tiles to the splash back. Plumbing for automatic washing machine, space for tumble and slim line dishwasher. Fitted storage cupboard housing the electric fuse board and a floor mounted oil Worcester boiler.

LANDING

Via stairs with fitted carpet and wooden balustrade to the first floor gallery landing with access to loft storage, coved ceiling, emulsioned walls, skirting and fitted carpet. Floor to ceiling picture glazing overlooking the front of the property. Additional fitted storage cupboard housing the hot water tank.

BEDROOM 1 (14' 07" x 15' 04") or (4.45m x 4.67m)

Overlooking the front via PVCu double glazed window and finished with emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet.

EN SUITE (7' 03" x 15' 04") or (2.21m x 4.67m)

Two PVCu frosted glazed windows to the rear, two light fittings, ceiling mounted extractor, coved ceiling, half height emulsioned / half height ceramic tiles, radiator and laminate flooring. Five piece suite comprising w.c. wash hand basin, bidet and bath with brass mixer tap and shower hand attachment and separate shower cubicle with fully glazed doors housing a plumbed shower with rainwater head.

BEDROOM 2 (12' 02" x 9' 07") or (3.71m x 2.92m)

Overlooking the rear garden via PVCu double glazed window and finished with a coved ceiling, emulsioned walls, skirting, and fitted carpet.

FAMILY BATHROOM (6' 0" x 7' 02") or (1.83m x 2.18m)

PVCu frosted glazed window with a fitted roller blind, central light fitting, ceiling mounted extractor, full height ceramic tiles to the wall and laminate flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and vanity shelf and storage below and bath with chrome mixer tap and over bath shower attachment with side glazed shower screen. Wall mounted heated chrome towel rail.



BEDROOM 4 (9' 06" x 9' 11") or (2.90m x 3.02m)

Overlooking the rear via PVCu double glazed window with a fitted venetian blind and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Fitted storage cupboard.

BEDROOM 3 (12' 04" x 9' 02") or (3.76m x 2.79m)

PVCu double glazed window overlooking the front of the property and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet.

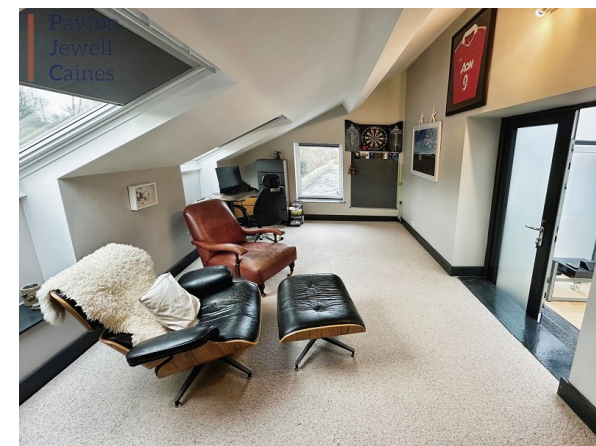
OUTSIDE

Elevated area of decking with an area of chipped stone with access to the oil tank to the rear and stairs leading down to a wood store and timber storage shed.

Enclosed tiered rear garden with two staircases leading to the top entertaining timber pergola, summer house and tiers of mature trees and shrubs. To the rear there is gated access to privately owned farmland.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

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