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Gwynfa
Penllyn, Nr. Cowbridge, The
Vale Of Glamorgan, CF71
7RQ

Gwynfa

Asking price **£565,000**

Spacious, extended, four bedroom, three reception room, modern detached house in an attractive village location with easy access to Cowbridge town centre and amenities.

Modern detached family house in attractive, well regarded village setting

Entrance hall, large living room with wood burning fire, separate dining room open plan to kitchen, separate sitting room, gym/ store room, utility room and cloakroom

4 Double bedrooms, full en-suite bathroom and separate shower room

Extensive parking and lawned gardens

Welcoming village community village hall and pub/ restaurant

Easy driving access to Cowbridge





Spacious, extended, four bedroom, three reception room, modern detached house in an attractive village location with easy access to Cowbridge town centre and amenities.

Covered entrance with panelled door to HALLWAY (10'5" x 7'5"), oak floor, traditional spindle staircase to first floor with understairs cupboard, frosted double glazed windows. Door to LIVING ROOM (20'6" x 14'5"), solid oak floor, double glazed windows to front and side elevation, 'Clear view wood burning fire with slate hearth, natural stone surround and oak mantle. DINING ROOM (15'2" x 9'9"), slate tiled floor with double glazed French doors to rear garden. Open plan to KITCHEN (16'6" x 10'6"), range of light oak base and wall cupboards with work tops and tiled splashbacks, stainless steel sink and drainer,

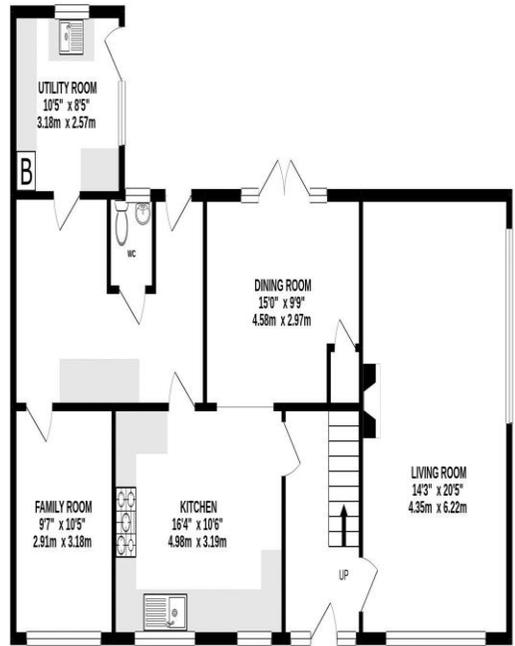
'Rangemaster' cooking range, and extractor to remain, space for fridge freezer, slate tiled floor, built in dishwasher and wine chiller and door to GYM/ STORE ROOM (18'8" x 9'8" max), door to rear garden, fitted cupboards, space for exercise equipment or desk, with doors off to SITTING ROOM (9'6" x 10'5"), fitted carpet, coved ceiling and double glazed window to front elevation. UTILITY ROOM (10'5" x 8'5"), fitted base cupboards, roll top work surfaces, stainless steel sink and drainer, 'Warm Flow' oil fired combination boiler, space and plumbing for washing machine and tumble dryer, tile effect vinyl floor, window and door to garden.

LANDING, double glazed window to rear, loft hatch and doors to BEDROOM 1 (20'6" x 12'6"), principle room with double

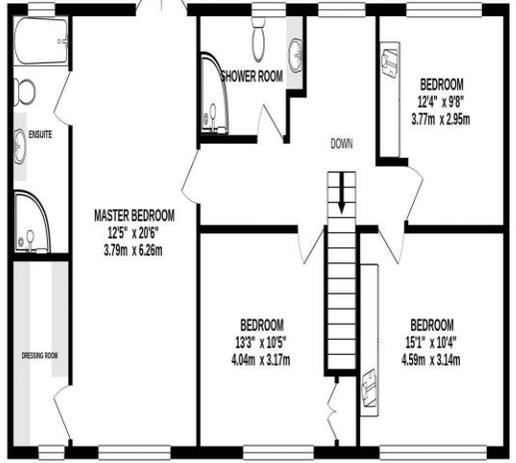
glazed window to front and double glazed French doors with wrought iron Juliette balcony to rear garden. Doors to DRESSING ROOM (8'10" x 5'10"), fitted carpet, loft hatch and double glazed window to front elevation. EN-SUITE BATHROOM (11'5" x 5'10"), modern white suite including panelled bath, wash hand basin with vanity cupboard, low level WC and large shower cubicle with glazed entry door, fully tiled to walls and frosted double glazed window to rear. BEDROOM 2 (12'1" x 10'6"), fitted carpet, built in wardrobes and double glazed window to front elevation. BEDROOM 3 (15' x 10'5"), fitted carpet, twin built in floor to ceiling double wardrobes and window to attractive street scene to front. Double BEDROOM 4 (12'5" x 9'9"), built in wardrobes and double glazed window to rear garden. SHOWER ROOM (10'3" x 6'), fully tiled to walls with tile effect floor, modern white suite including wash hand basin with vanity cupboard, low level WC and large shower cubicle with glazed entry door and electric shower attachment, heated towel rail and frosted double glazed window to rear. Brick pillared entrance leads to a tarmacdemed driveway and parking area flanked by lawns and mature shrubbery.

Side path with raised vegetable bed and wrought iron gates to rear garden with lawns, mixed flower and shrub beds, mature cooking apple tree, timber framed garden shed, outside lighting and water.

GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA: 2026 sq.ft. (188.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Cowbridge office travel in a Westerly direction up the High Street filtering onto the A48. As you drive down in to the dip, before reaching Pentremeyrick, turn right. Follow this road into the village, drive through the village, past The Fox where you will find Gwynfa on your right hand side.

Tenure

Freehold

Services

Mains Electricity, Water and Drainage.
Oil Heating.
Council Tax Band
EPC Rating

Energy performance certificate (EPC)



Property type
Detached house

Total floor area
194 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/someone-else-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/someone-else-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Viewing strictly by appointment through Herbert R Thomas

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