



**hrt**  
herbert r thomas

Pen Fistla Barns  
Penllyn, The Vale Of  
Glamorgan, CF71 7RQ

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## Pen Fistla Barns

Asking price **£1,600.00 PCM**

High quality, fully furnished, 2 double bedroomed detached barn conversion in a lovely rural setting with stunning countryside walks and easy driving access to the country town of Cowbridge.

Beautifully appointed two bedroomed detached fully furnished barn conversion

Entrance hallway, open plan living/dining room and kitchen

2 double bedrooms, large bathroom with walk in shower and utility room

Parking, shared garden area and rural views

Immediately available



High quality, fully furnished, 2 double bedroomed detached barn conversion in a lovely rural setting with stunning countryside walks and easy driving access to the country town of Cowbridge.

Stable door with glazed centre panel to open plan LOUNGE/DININGROOM/KITCHEN, (17'6" x 14'8") colour wash natural stone walls, vaulted ceiling with exposed trusses and beams, double glazed windows with stone cills, oak floor, wood burning fire and slate hearth, 'Shaker' style fitted base and wall cupboards, integrated single oven, hob and extractor,

freestanding fridge/freezer and dishwasher, natural slate floor.

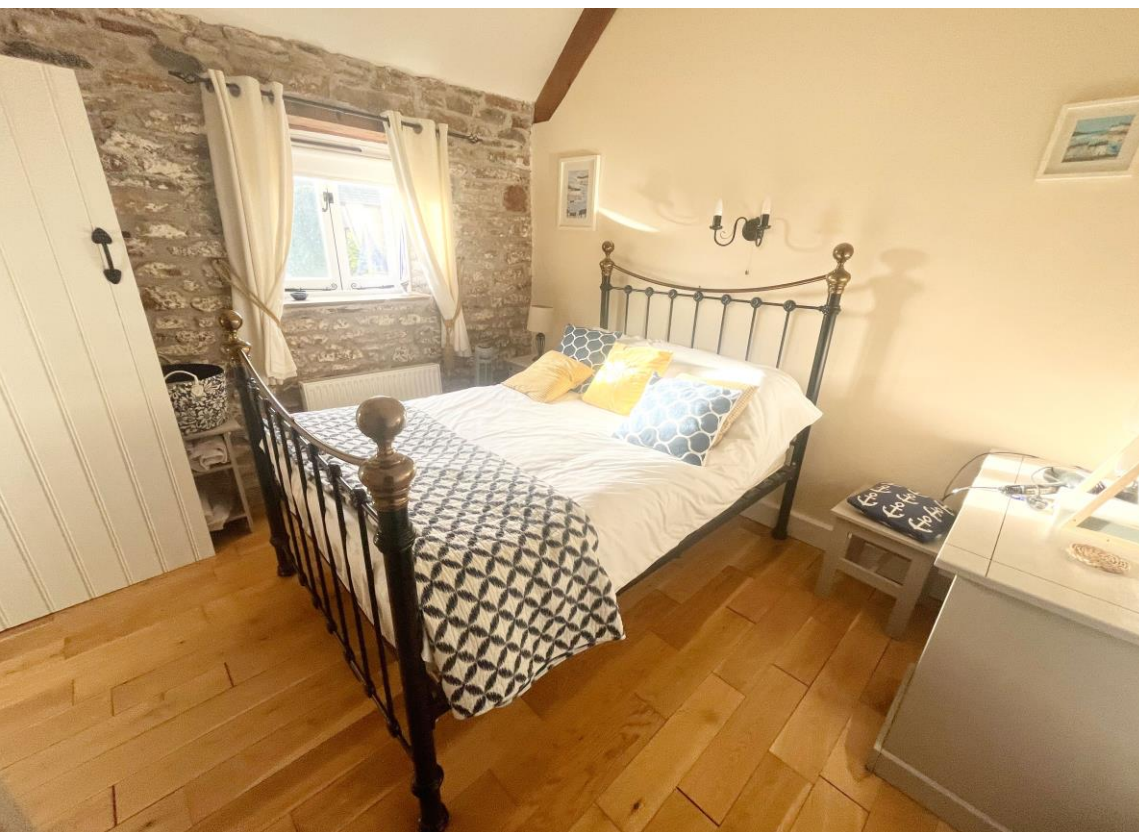
REAR HALLWAY, (19'2" x 3'4") oak floor, pitched ceiling with exposed beams and velux window. BEDROOM 1, (10'10" x 10'2") oak floor, vaulted ceiling with beams. BEDROOM 2, (10'10" x 8'8") a twin room with oak floor and vaulted ceiling. BATHROOM, (10' x 7'2") white panelled bath, wash hand basin with vanity cupboard and low level WC, walk in shower cubicle with mains shower attachment. FRONT HALLWAY, with tiled floor and stable door to garden. Door to UTILITY ROOM, (14'6"

x 6'6" avge) base and wall cupboards with roll top work surface and inset sink and drainer, "Firebird" oil fired combination boiler, Indesit washing machine.

Outside parking lies adjacent to the Barn with wide natural stone paved front garden and access to a shared central lawn.







## Directions

From our Cowbridge offices travel in a westerly direction up The High Street filtering onto the A48. Before reaching Pentre Meyrick crossroads, at the bottom of the dip turn right. Follow the road into Penllyn Village. Opposite the village hall (on your left) turn right, follow this country lane out of the village. On reaching a point where the road splits bear left and then left again. Follow this road for a short distance where Pen Fistla Barn and farmhouse lies on your right hand side. "3 words" direction - baker.bucking.constants

## Services

Council Tax Band  
EPC Rating

Viewing strictly by  
appointment through  
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**hrt** Est. 1926



## Energy performance certificate (EPC)

Property Name 59 High Street Cowbridge CF71 7YL	<b>D</b>	Valid until 30 December 2023
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Property type	Detached bungalow
Total floor area	54 square metres

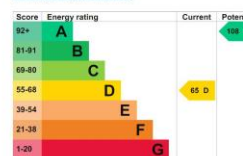
### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions that may apply to your property](#) on the gov.uk website.

### Energy rating and score

The property's energy rating is D, which has the potential to be A.

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 50

### Breakdown of property's energy performance

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.