



Graig House, Graig Penllyn,
Nr Cowbridge, Vale of Glamorgan, CF71 7RT

Watts
& Morgan



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Office in excess of £750,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A dramatically modernised cottage in this most sought after of villages with reconfigured much improved family accommodation. Principal living room with wood burning stove, second family sitting room and superb garden room/dining area with lantern light over. Extremely stylish modern kitchen/breakfast room with laundry/utility beyond and ground floor cloakroom/WC. To the first floor: largest bedroom with en suite bath/shower room, a second en suite guest bedroom, two further double bedrooms and family bathroom. Driveway parking and detached double garage with office / work room above. Paved garden fronting the property and, to the rear garden, a significantly larger sloping garden including lawns, summer house with deck seating area and woodland beyond.



Directions

Cowbridge Town Centre – 3.3 miles

Cardiff City Centre – 16.3 miles

M4 Motorway, J35 Pencoed – 3.9 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Located in this much sought after of villages, Graig House has been recently modernised by the current owners to offer a dramatically improved family home ofsq.ft. Fronting the property is a garden room / dining area with lantern light over from which to look over Graig Penllyn village. This dining area links directly into the kitchen, a large space fitted with an especially good range of contemporary 'Topstak' units with matching central island/breakfast bar. Appliances, where fitted, are to remain and include: an electric, 4-oven 'Everhot' range cooker with hotplate and induction hob; fully integrated fridge, freezer, dishwasher; 'Miele' coffee machine and microwave. A temperature-controlled wine fridge is also to stay. To the rear of the kitchen is a neat laundry room with space and plumbing for a washer and a dryer, deep Belfast sink and additional storage. A rear entrance hallway links through to the side of the property and also leads into a ground floor shower room/WC. An open arch leads from the kitchen/breakfast room into the large family lounge to the very heart of the home. This features a stylish wood burner set upon a raised, tiled hearth. A bespoke staircase with glass balustrading leads to the first floor while double doors open to a second, enlarged sitting room. This is a wonderfully useful family space features a slatted timber panelled wall with TV within and flame effect fire beneath.

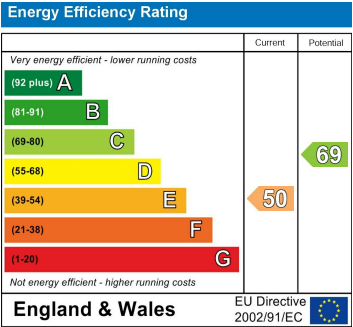
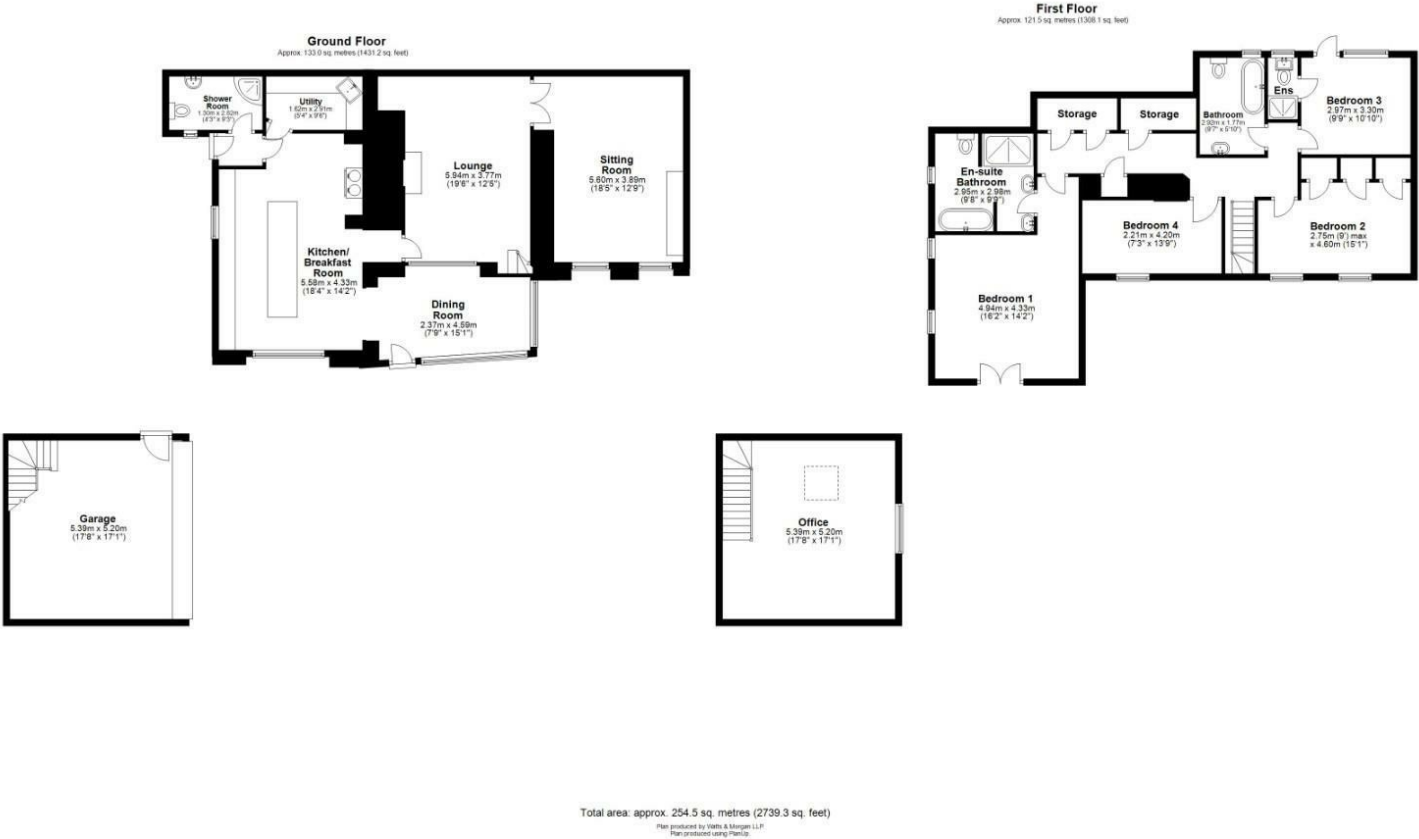
To the first floor, the largest bedroom is to the southern end of the property and has a Juliette balcony to the front elevation. It is a good double room with its own en suite bathroom including copper bath, twin basins and broad, deep shower cubicle. A second, en suite guest bedroom looks to the rear of the property and has a door opening to the same. Bedrooms 3 and 4 are both double rooms looking to the front elevation, both include fitted wardrobes. These share use of a family bathroom with a copper and enamel slipper bath.

Additional information

Freehold. Mains electric, water and drainage connect to the property. Oil-fired central heating.
Council tax: Band H

Garden & Grounds

Graig House is set within a generous plot of close to half an acre in total. A flagstone-paved parking area fronts the detached, two storey garage. Entered via a broad, electric door or through a pedestrian side door, it includes a very useful store room / home office above. To the rear of the property are extensive gardens, extending into a substantial woodland garden. A path runs to this, leading through lawns and planted beds, reaching a substantial decking area & Summer House from which there are stunning views over the village.



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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