



Woodlands, Graig Penllyn, CF71 7RT

**Asking price £449,950**

BRINSONS & BIRT



**67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF**  
**T: 01446 771 777 E: [cowbridge@brinsons.co.uk](mailto:cowbridge@brinsons.co.uk)**

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Woodlands enjoys a slightly elevated position set behind natural hedge looking out over the playing fields which provides part of the excellent facilities of this popular village including tennis courts and play area. Just a couple of minutes drive away is Llangan junior school from where the children go to Cowbridge comprehensive. Excellent facilities in the nearby market town of Cowbridge include a wide range of shops both national and local, library, health centre, sport and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club etc.

Craig Penllyn is situated in the heart of the rural Vale of Glamorgan with the Heritage coastline just a few miles to the south. The good local road network brings major centres within driving distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant, Barry, etc.



## Accommodation

### Ground Floor

#### Garden Room 16'3" x 4'9" (4.95m x 1.45m)

Fully glazed and enjoying views over the front and side garden. Timber storm doorway. Pitched roof. Ceramic tiled floor.

#### Living Room 21' x 15'9" (6.40m x 4.80m)

An L shaped room being part of the original cottage enjoying views over the front garden and double glazed patio doors enjoying views to the rear via the conservatory. Light oak styled laminate floor. Cast iron wood burning stove set into fireplace with timber mantle over.

#### Family Room 14'9" x 14'9" (4.50m x 4.50m)

An excellent single storey addition to the property with pitched roof and enjoying a delightful outlook on three sides with windows overlooking the front and the rear and one wall almost entirely in glass with double glazed patio doors leading out to the side garden and terrace.

#### Dining Room 12' x 9'3" max (3.66m x 2.82m max)

Delightful views over the front garden. Semi open plan with the kitchen so providing large kitchen/breakfast room if required.

### Conservatory

Fully glazed. Double glazed patio doors from living room. Outside door to either end. Garden views. Electric light and power.

#### Kitchen 10' x 8'6" (3.05m x 2.59m)

A range of matching wall and base units finished in cream with work surfaces over. Features include inset sink unit, integrated oven with electric hob and stainless steel back plate and filter over, space for fridge/freezer. Ceramic tiled floor. Tiled splash back. Window overlooking the rear garden and Upvc storm doorway leading to outside.

### Utility Room

Base unit with inset sink unit. Space and plumbing for washing machine. Range of built in shelving. Oil fired boiler which heats the central heating system and the domestic hot water supply. Access to loft storage. Storm doorway to rear.

### Inner Hall

to the first floor and doors to living room and dining room and bathroom two.

### Bathroom Two

Modern suite in white comprising low level WC, corner wash handbasin and glazed doorway to tiled shower with Mira sports shower. Electric underfloor heating. Tiling to dado rail. Opaque glazed window. Situated off the inner hall allows bathroom 2 to be used by the upstairs bedrooms without having to go through any living space.

### First Floor

#### Landing

Stairway from inner hall. Window overlooking the rear garden. Access to storage space. Shelved airing cupboard. Storage cupboard.

#### Bedroom One 13'4" x 10' max (4.06m x 3.05m max)

Delightful views over the garden and village beyond. Boarded floor.

#### Bedroom Two 10'9" x 8' (3.28m x 2.44m)

Boarded floor. Delightful front views.

#### Bedroom Three 13'3" max x 10' (4.04m max x 3.05m)

Delightful front views. Boarded floor.

#### Bedroom Four 8'6" x 6'8" max (2.59m x 2.03m max)

Bedroom include wall to wall floor to ceiling mirror fronted wardrobes. Views over the rear garden. Timber floor.

### Bathroom One

Fitted with Heritage suite in white comprising timber panelled corner bath with mixer taps and shower, low level wc and wash handbasin with cupboard under and bidet. Walls tiled to dado. Heated towel rail. Opaque glazed

window.

### Outside

The property stands in mature gardens close to one acre. The front garden is laid principally to lawn with hedgerow borders with the garden set back from the village road affording considerable privacy. Pathway to the front door. Shared tarmac driveway leads to the detached garage (15'6" x 14'6") up and over doorway, electric light and power. Pitched roof, side window and doorway to rear garden. Space to park a couple of cars in front of the garage. The lawned area to the front continues around to the side of the house with a good size L shaped paved patio running around to the back of the house and incorporating a pergalo. Access to the patio directly from the family room, conservatory and kitchen. The lawned garden slopes gently upwards to the side and rear with a pathway leading up to a split level decked terrace with lovely views out over the village and the surrounding countryside. Further up the garden there is a deck sitting area with the views getting even better and right up the top of the garden there is a copse of trees which back onto open farmland. Large timber shed for wood.

### Services

Mains water, electricity and drainage. Central heating by oil. No gas.

### Directions

From our offices at 67 High Street, Cowbridge turn right from the High Street into Westgate and at the end turn left onto the A48 in the direction of Bridgend. After about a quarter of a mile in the bottom of the dip turn right in the filter lane and follow the country road into Penllyn and continue on into Graig Penllyn. Continue into the village keeping the playing fields, tennis courts etc on your left hand side and continue around in a big loop. Just as you come to the end of the playing field (having almost gone around completely in a circle) you will see Woodlands on your right hand side.

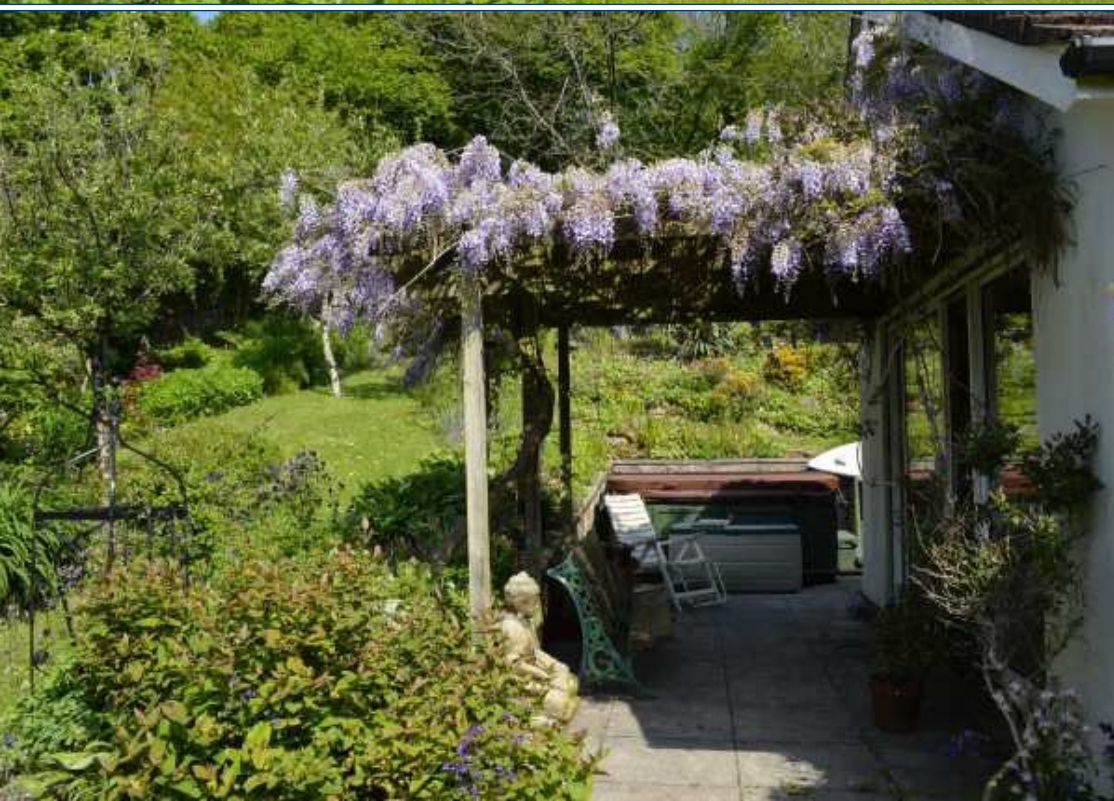
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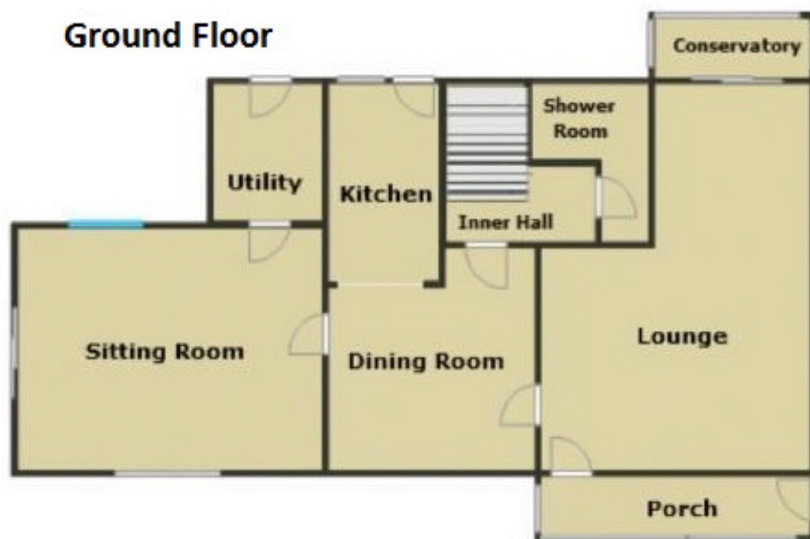




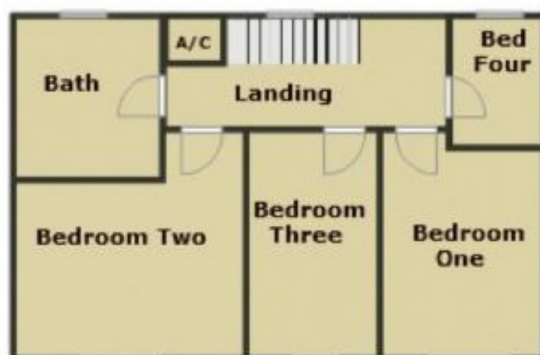




## Ground Floor



## First Floor



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