

c 'h '
g 'r &c &cfIBIt v
r ' GCG8AAA

HARRIS & BIRT



Cherry House offers a unique opportunity to purchase a new executive, modern, detached home situated in the heart of a popular Vale of Glamorgan village. Built by a quality independent builder with knowledge of the locality and recently winning a highly commended award in Project of the Year 2022 by CrowdProperty for their development in Llantwit Major. The properties are being offered with 10 year building warranties and solar panels to rear. Meadow View offers a fusion of modern building materials, benefitting from an A rating EPC, offering plenty of fenestration throughout to create an abundance of natural light, and integrated garage. Off road parking to front and good sized gardens to front and rear. A truly unique prospect in a quality village. Available to view immediately.

Graig Penllyn is one of the most popular villages in the Vale with a good mixture of individual properties grouped around local facilities including the Barley Mow, playing field, tennis courts, playground etc. Although the location is pleasantly rural it is no more than a few minutes drive into the market town of Cowbridge with more extensive facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local, sporting and recreational facilities including leisure centre, cricket club, squash club, tennis club etc. Although situated very much in the heart of the rural Vale of Glamorgan, Graig Penllyn is well placed for commuting to major centres including the capital city of Cardiff, Newport, Swansea, Bridgend etc.

- Attractive Newly Built Detached Property. Highly Energy Efficient.
- Four Bedrooms, Two En Suite
- Integrated Garage
- Popular Vale of Glamorgan Village, Cowbridge Comprehensive School Catchment Area
- Built to an Extremely High Specification. Available To View Immediately.
- Open Plan Family Living Throughout
- Good Gardens to Front & Rear
- EPC: A

Accommodation

Ground Floor

Entrance Hall 15'5" x 6'6" (4.7m x 2m)
Triple height entrance hall. Stairs leading up to first floor. Internal access to garage. Communicating doors to ground floor rooms.

Dining Room 15'5" x 10'2" (4.7m x 3.1m)
Full height UPVC double glazed windows to front. Doorway through into Utility Room. Adaptable space. Open plan to;

Open Plan Kitchen 7'10" x 13'5" (2.4m x 4.1m)
L shaped run of fitted worktop and base units with peninsular breakfast bar, inset chrome sink and drainer. Range of kitchen utilities. Doorway through into;

WC 7'6" x 2'11" (2.3m x 0.9m)
Two piece suite comprising; low level WC and pedestal wash hand basin. Tiled splashbacks.

First Floor

Landing
Accessed via full turn staircase from entrance hall to open landing with gallery looking over triple height entrance hall. UPVC double glazed window to front. Communicating doors to all first floor rooms. Stairway access to second floor.

Living Room/Study 24'11" x 10'2" (7.6m x 3.1m)
Adaptable principal reception space. Bi folding doors leading out onto raised rear garden with double patio doors opening out onto juliet balcony. Space for dining table and sofa set.

Bedroom One 8'10" x 10'2" (2.7m x 3.1m)
Good sized double bedroom with UPVC double glazed double patio doors opening out onto raised rear garden. Doorway through into;

En Suite Bathroom One 4'9" x 6'6" (1.45m x 2m)
Three piece suite comprising; oversized walk in shower cubicle, low level WC and pedestal wash hand basin. Tiled splashbacks. UPVC double glazed window to rear.

Bedroom Two 8'2" x 10'2" (2.5m x 3.1m)
UPVC double glazed picture window to front. Built in cupboard for storage.

Bathroom Two 5'10" x 10'2" (1.8m x 3.1m)
Three piece suite comprising; panelled bath, low level WC and wash hand basin. Tiled splashbacks. UPVC double glazed window to side elevation.

Second Floor

Bedroom Three / Dressing Room 13'5" x 14'5" (4.1m x 4.4m)
Good sized double bedroom, UPVC double glazed window set into dormer. Pitched ceiling. Eaves storage.

Bedroom Four / Master Bedroom 12'5" x 14'5" (3.8m x 4.4m)
Good sized double bedroom, UPVC double glazed window set into dormer. Pitched ceiling. Eaves storage.

Bathroom Three 5'6" x 6'2" (1.7m x 1.9m)
Three piece suite comprising; full length panelled bath with shower over. Low level WC and pedestal wash hand basin. Two UPVC double glazed windows.

Outside

Integrated Garage 25'7" x 9'6" (7.8m x 2.9m)

Gardens & Grounds
Set back from the road frontage via a parcel of landscaped lawn and shrubbery, with parking for two vehicles. Built in bin store and access to rear gardens, made private by close boarded fencing and offering both lawn, adolescent shrubbery, as well as an attractive patio dining terrace.

Services
The property will be serviced by mains electric, water and drainage. The solar panels to roof will create energy for the electric throughout. The excess being sold back at a regulated tariff. Car charging EV point to front and battery storage to be optional extras. Air source heat pump.

Directions
From our office at 67 High Street, turn right and continue along the High Street. At the end turn left onto A48 towards Bridgend. As you go down the dip turn right at the filter lane signposted for Penllyn & Graig Penllyn. Proceed through the village into of Penllyn through to Graig Penllyn, passing the Barley Mow your right hand side. Carry on this road and bend round to the left and then right as if you are leaving the village, Dan Y Graig is on your left hand side with Harris & Birt signage surrounding.

























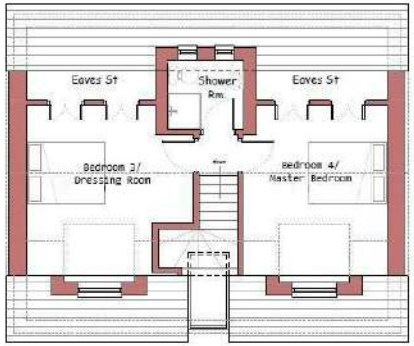




Ground Floor Plan



First Floor Plan



Second Floor Plan





HARRIS & BIRT

c 'u 8m ' 'e 'a

c c

HGh 'u 8c 8cf I BI af EGNc 't 8c 8cf BF'Fs f

ABFFHI I BI I I """ Y : : ACNCA'HBFFBB"" Y : :

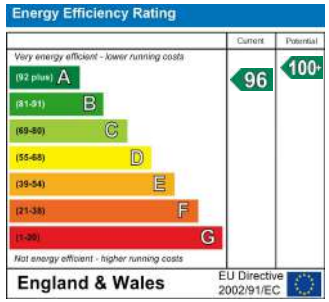
: :

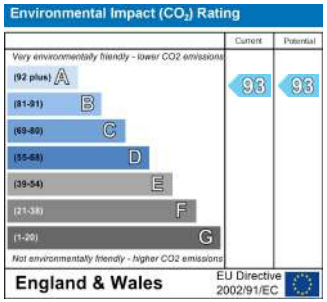
h '2'b ' ' ' ' ' 'l 'e 'c 'm :'t 'p CEGNc 't 8c 8cf BF'Fs f :'c 'o CAFLFGGAI

8 : 8 8

8

3' :v 3' :





HARRIS & BIRT

RICS