



## Plas Dorlan Town Hall Square

Cowbridge, CF71 7DD

Price £895,000

HARRIS & BIRT



A stunning three storey development of just six 2-bedroom / 2-bathroom apartments and two 3-bedroom / 3-bathroom duplex (two storey) penthouses. The ground floor comprises four 2-bedroom apartments with floor areas of 951ft<sup>2</sup> and, as with all of the apartments, have private, south-facing balconies overlooking the river. Entry to Plas Dorlan's apartments is via one of two secure, double-height entrance lobbies with a galleried staircase and lift, each serving just four apartments and providing direct access to the communal, riverside gardens.

The ground floor comprises four 2-bedroom apartments with floor areas of 951ft<sup>2</sup> and, as with all of the apartments, have private, south-facing balconies overlooking the river. The balconies are framed by glass balustrades and accessed via bi-fold doors, maximising light and providing a further 157ft<sup>2</sup> of space directly off the living room. The first floor accommodates a further two 2-bedroom apartments and the entry level of two 3-bedroom duplex apartments with floor areas of circa 2,200 sq/ft. The duplexes also have generous south-facing balconies, this time serving the kitchen / dining room and master bedroom with 260ft<sup>2</sup> of external space. The upper level of each duplex apartment is reached from the entrance hall via a private internal stair and an optional private lift. Far-reaching views of the surrounding river and townscape are framed by double doors that provide direct access to the living room and kitchen / dining room from the galleried landing. The living room has views in three separate directions and extends via bi-fold doors onto a roof garden offering an incredible 827ft<sup>2</sup> of outside living.

Plas Dorlan is a statement building in the heart of South Wales' most desirable market town. It sets new standards in residential accommodation with generous, well-proportioned space presented in a unique and avant-garde way.



## Specification

State-of-the art appliances and luxury fittings, coupled with a colour video com entry system, ensure your full enjoyment and peace of mind in your new home.

Floor finishes:

- Fully tiled walls in all bathrooms and en suites by Villeroy & Boch
- Half-tiled walls (to dado height) in WC
- Luxury Vinyl Tile (LVT) to all floors

Lighting, switches and sockets:

- LED recessed downlights in all bathrooms and en suites, entrance hallway and kitchen
- Brushed chrome switches and sockets throughout the property

Garden and external finishes:

- Shared private garden with level grassed area
- Pathway connecting parking area to communal entrances

Doors:

- Oak veneer doors throughout
- Polished chrome ironmongery

Sanitaryware:

- Villeroy & Boch

Kitchens:

- Sigma 3 Masterclass units and integrated appliances

Render:

- Though-colour Parex render

Structural Warranty:

- 10-year structural warranty with Premier Guarantee, one of UK's leading warranty providers
- Sprinkler system (now mandatory in Wales)

Variations to specification

- The specification may vary slightly, subject to availability of goods

## The Developer

RFP Investments Limited - We are focused on providing premium, high-quality residential developments in the most exclusive areas of Cardiff and the Vale of Glamorgan. We oversee all our projects personally and ensure that traditional construction methods are used to produce properties that will stand the test of time.

## The Builder

Knox & Wells Limited - Knox & Wells is one of the longest-established construction companies in Wales and has a proven track record of delivering high-quality construction projects on time and within budget

## More Information

Please visit the Plas Dorlan website at [www.plasdorlan.co.uk](http://www.plasdorlan.co.uk)

## Room Measurements

**Kitchen/Dining Room 17'9 x 29'1 (5.41m x 8.86m)**

**Living Room/Study 30'5 x 19'1 (9.27m x 5.82m)**

**Utility Room 11'6 x 5'11 (3.51m x 1.80m)**

**WC 11'8 x 4'6 (3.56m x 1.37m)**

**Landing 11'8 x 15'11 (3.56m x 4.85m)**

**Balcony 29'6" x 6'6" (9 x 2)**

**Garden 24'7" x 32'9" (7.5 x 10)**

**Bedroom One 14'11 x 10'7 (4.55m x 3.23m)**

**Ensuite One 6'7 x 6'11 (2.01m x 2.11m)**

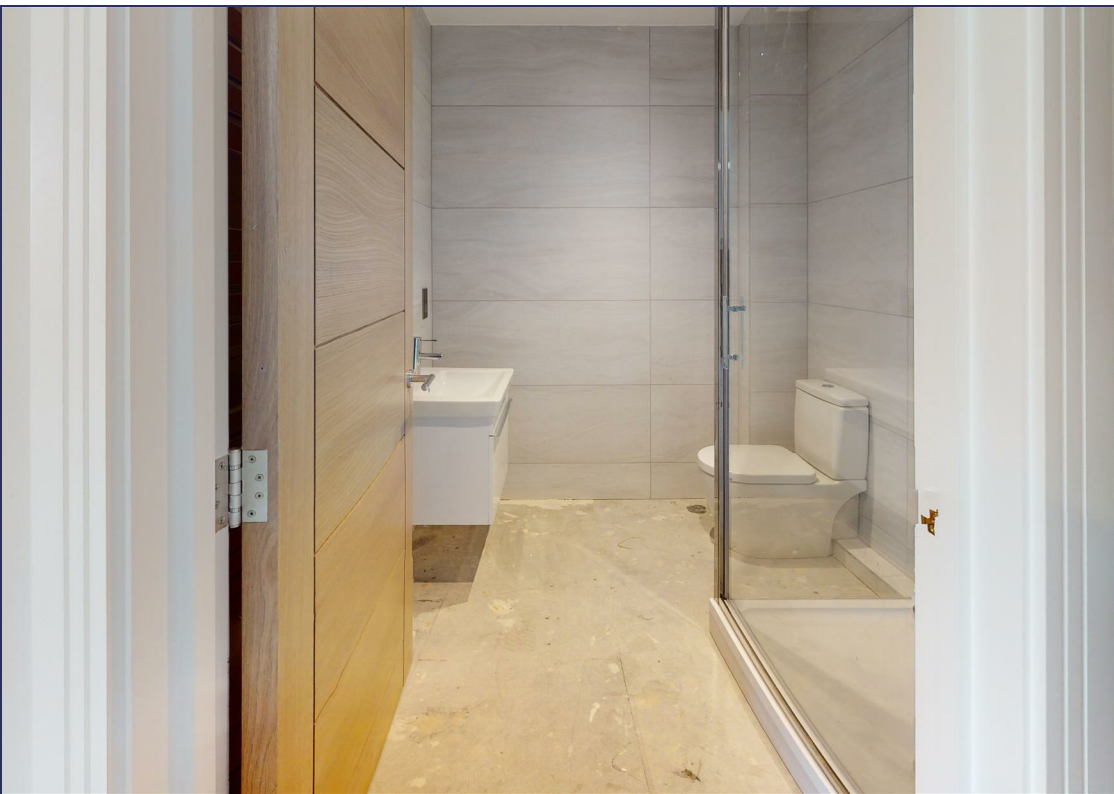
**Dressing Room 7'10 x 7'4 (2.39m x 2.24m)**

**Bedroom Two 18'0 x 10'10 (5.49m x 3.30m)**

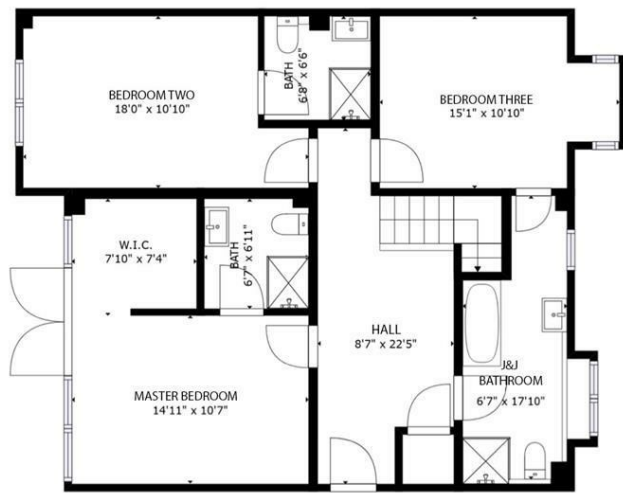
**Ensuite Two 6'8 x 6'6 (2.03m x 1.98m)**

**Bedroom Three 15'1 x 10'10 (4.60m x 3.30m)**

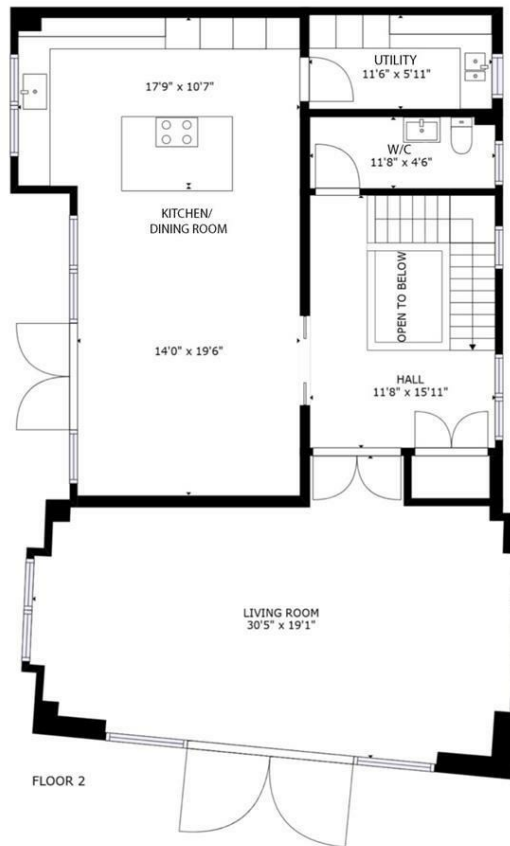
**Ensuite Three 6'7 x 17'10 (2.01m x 5.44m)**







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 977 sq. ft, FLOOR 2: 1282 sq. ft  
TOTAL: 2259 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

