



## Danygraig

Graig Penllyn, Cowbridge, CF71 7RT

Offers In Excess Of £450,000

HARRIS & BIRT



Rare opportunity to purchase this serviced building plot that benefits from groundworks, foundations, block and beam floor and rear retaining wall all complete. Situated within a bespoke development of just three detached homes. Located in the highly sought after village of Graig Penllyn. The plot spans 0.8 acres and has planning to create a substantial detached residence in the grounds that would benefit from an A rated EPC, solar PV panels and plenty of light via the abundance of fenestration throughout. Planning for 6 bedroom, 3 reception room, 3 bathroom detached, super modern, dwelling.

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.

- Exclusive 0.8 Acre Building Plot to Build a Modern New Build Home
- Solar Panels and Car Charging Point
- A Rated EPC
- Popular Vale of Glamorgan Village
- Cowbridge Comprehensive School Catchment Area
- Incredibly Unique Opportunity

## Planning Permission

Planning consent passed 2020/01370/FUL, with further retrospective planning permission granted under reference number 2024/00717/FUL.

## Section 106

Please note the S.106 has been paid by the previous owner. There is no further payment liable.

## Tenure

The property is to be sold on a Freehold Basis.

## Anti-Money Laundering

The successful purchaser will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

## Accommodation

### Ground Floor

**Entrance Hall 6'2" x 9'11" (1.89m x 3.04m)**

**Living Room 16'9" x 16'10" (5.13m x 5.14m)**

**Bedroom Five 6'0" x 10'0" (1.85m x 3.05m)**

**WC 3'3" x 6'2" (1m x 1.89m)**

**Bathroom Four 9'5" x 6'2" (2.89m x 1.89m)**

**Utility Room 9'6" x 6'2" (2.9m x 1.89m)**

**Office/Bedroom Six 13'1" x 6'2" (3.99m x 1.89m)**

**Kitchen/Dining/Family Room 32'3" x 15'6" (9.83m x 4.73m)**

### First Floor

**Master Suite Bedroom One 11'5" x 9'10" (3.49m x 3m)**

**En Suite Bathroom One 3'0" x 9'10" (0.93m x 3m)**

**Suite Bedroom Two 12'1" x 11'11" (3.7m x 3.65m)**

**En Suite Bathroom Two 3'0" x 7'2" (0.93m x 2.2m)**

**Bedroom Three 8'4" x 7'2" (2.56m x 2.2m)**

**Bedroom Four 7'1" x 7'2" (2.16m x 2.2m)**

**Studio/Living Room 12'1" x 11'5" (3.7m x 3.5m)**

**Bathroom Three 7'1" x 7'2" (2.16m x 2.2m)**

### Outside

#### Services

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

#### Directions

From our office at 65 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.

## Local Authority

Vale of Glamorgan County Borough Council

## Plans, Areas & Schedules

Any plans have been prepared to the foremost accuracy based on Land Registry Plans. Any plans within these particulars are published for illustrative purposes. The accuracy of such plans are not guaranteed.

## VAT

The Seller has not elected to charge VAT on the proceeds but reserves the right to do so.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Building Contractor

Please note there is a building contractor on site that would be available should a purchaser wish to instruct them to complete the dwelling.

## Extra Land

There is a further 1.3 acres available by separate negotiation should a purchaser wish to purchase. Please contact us for further information.

## Viewings

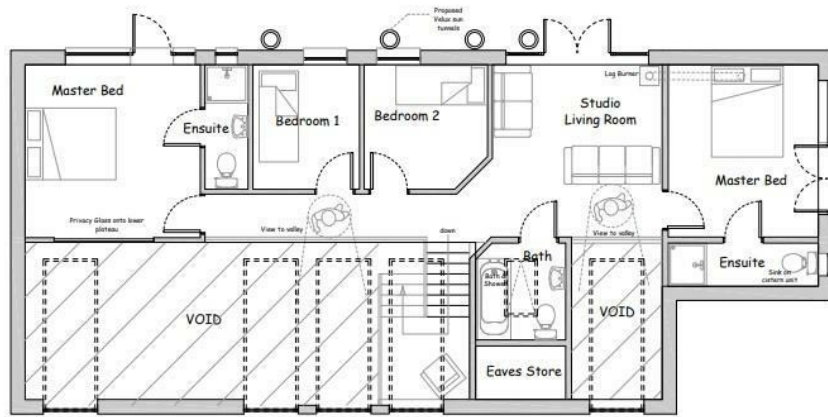
Interested parties must be accompanied, will subject to prior arrangement and confirmation with the sole selling agents. Please contact us to view.



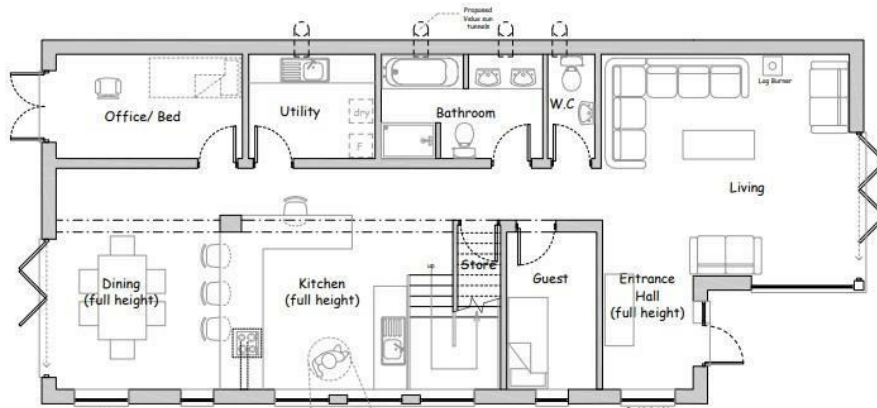




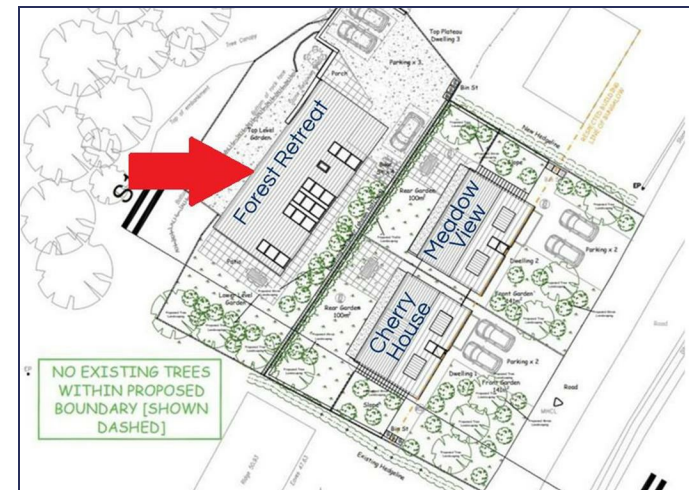




First Floor Plan



Ground Floor Plan



# 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	

