



# The Corrie Pen-Y-Lan Road

Aberthin, Cowbridge, CF71 7HB

Asking Price £750,000

HARRIS & BIRT



A spacious detached property enjoying wonderful far reaching views across open countryside and the village of Aberthin. The accommodation is mostly set across one floor, however is highly versatile with the former garage having been converted into additional living & bedroom space which is perfect for multigeneration living or growing teenagers. The accommodation in brief includes; entrance porch, hall, living room, dining room, sun room, kitchen/breakfast room, three double bedrooms and a family bathroom, then downstairs to a bedroom, shower room and reception room currently used as an office. Outside enjoys the benefit of off road driveway parking, a private and spacious patio to the rear and a very well looked after garden stocked with an abundance of flowers, shrubs and mature trees meandering to a pretty summerhouse.

Aberthin is a charming village offering two country pubs and a village hall, and is within easy walking distance of the popular market town of Cowbridge. Cowbridge provides an excellent range of amenities including highly regarded schools for all age groups, a variety of national and independent shops, library, health centre, and extensive sporting and leisure facilities such as a leisure centre, cricket, squash and football clubs. The village is set in the heart of the rural Vale of Glamorgan, while remaining conveniently positioned for commuting to major centres including Cardiff, Newport, Bridgend and Swansea.

- Spacious Detached Property
- Four Reception Rooms
- Primarily Set Across One Floor
- Off Road, Driveway Parking
- Walking Distance To Cowbridge Schools
- Four Double Bedrooms
- Spectacular Elevated Views
- Attractive Private Garden
- Sought After Location
- EPC rating - tbc

## Accommodation

### Ground Floor

#### Entrance Porch 4'10 x 10'3 (1.47m x 3.12m)

The property is entered via UPVC glazed door into entrance porch. Glazed to sides. Tiled floor. Pendant ceiling light. Decorative obscure glazed door into hall.

#### Hall 16'9 x 16'9 (5.11m x 5.11m)

Fitted carpet. Recessed storage cupboard. Loft access hatch. Radiator behind decorative radiator cover. Pendant ceiling light.

#### Living Room 18'4 x 21'11 (5.59m x 6.68m)

Decorative obscure glazed door from hall into spacious living room. Dual aspect windows offering wonderful far reaching countryside views. Central feature fireplace containing log effect gas fire on granite hearth with oak mantel and surround. Fitted carpet. Two radiators behind decorative radiator covers. Further radiator. Pendant ceiling light. Decorative wall lights. Glazed door into dining room.

#### Dining Room 12'1 x 12'11 (3.68m x 3.94m)

Window overlooking the side. Fitted carpet. Radiator behind decorative radiator cover. Central pendant ceiling light. Glazed doors opening into sun room.

#### Sun Room 12'1 x 9'6 (3.68m x 2.90m)

Glazed to three sides with French doors opening onto rear patio. Wood floor boards. Glazed roof. Radiator. Decorative wall lights.

#### Kitchen/Breakfast Room 13'5 x 12'11 (4.09m x 3.94m)

Modern fitted kitchen with features to include: a range of wall and base units with wood effect worktops and matching upstands. Inset 1.5 bowl sink with curved mixer tap and draining grooves. Counter top induction hob with built in extractor fan. Eyeline electric oven and grill. Integrated fridge/freezer behind matching decor door. Undercounter integrated dishwasher behind matching decor door. Window overlooking the rear patio. Wood effect laminate floor. Bench seating with built in storage underneath and overhead storage cabinet. Wall mounted vertical towel warmer. Ceiling spotlights. Door through to rear porch. Decorative obscure glazed door into hall.

#### Rear Porch 4'9 x 9'4 (1.45m x 2.84m)

Glazed to three sides with door out the rear patio. Tiled floor. Space for freestanding tumble dryer or fridge/freezer. Pendant ceiling light.

#### Master Bedroom 14'9 x 4'3 (4.50m x 1.30m)

Large window to front offering wonderful far reaching countryside views. Range of fitted furniture including wardrobes, dressing table and bedside cabinets. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Two 12'9 x 10'10 (3.89m x 3.30m)

Large window overlooking the rear patio. Fitted wardrobes with sliding doors. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Three 9'11 x 9'8 (3.02m x 2.95m)

Large window overlooking the front. Double fitted wardrobes with mirrored sliding doors. Fitted carpet. Radiator. Pendant ceiling light.

#### Bathroom 9'3 x 7'6 (2.82m x 2.29m)

Modern fitted bathroom with features to include: Panelled bath with wall mounted, mains connected shower and curved shower screen. Vanity unit containing hidden cistern, low level WC and countertop sink with mixer tap and storage underneath. Obscure glazed window to rear. Fully tiled walls. Tiled floor. Ceiling spotlights. Radiator. Towel warmer. Extractor fan.

### Lower Ground Floor

Door from the hall offering access to staircase to the lower ground floor into sitting room/office.

#### Sitting Room/Office 10'6 x 22'5 (3.20m x 6.83m)

Glazed door to drive. Windows to both sides. Fitted carpet. Radiator. Cluster ceiling spotlights. Door to bedroom four.

#### Bedroom Four 9'9 x 12'3 (2.97m x 3.73m)

Window overlooking the front. Range of fitted wardrobes with overhead storage and bedside cabinets. Fitted carpet. Radiator. Pendant ceiling lights.

#### Shower Room 7'5 x 6'2 (2.26m x 1.88m)

Three piece suite with features to include: fully tiled corner shower cubicle with wall mounted Mira electric shower and folding door. Low level, dual flush WC. Vanity unit containing

inset sink with hot and cold taps and storage below. Double glazed window to side. Tiled floor. Fully tiled walls. Radiator. Ceiling spotlights. Double doors to utility cupboard.

### Utility Cupboard

Useful walk in cupboard housing wall mounted Vaillant gas boiler. Plumbing for washing machine. Space for stacked tumble dryer. Pendant ceiling light.

### Outside

The property is set back from the lane via tarmac-laid driveway leading to off-road parking for several vehicles. Stairs lead up to the entrance porch. To the side a few steps lead up to a pretty rockery. A resin laid path from the entrance porch wraps around to the side of the property offering access to the rear and a timber potting shed and further corrugated storage shed. To the rear is a spacious and flat patio accessed from the rear porch and sunroom made private with fence and hedge boundaries. The path continues around the back of the sun room to the other side of the house offering further storage space with timber shed and pedestrian gate leading back to the driveway. Steps from the patio lead up to the remainder of the garden with a greenhouse and path meandering through a mixture of lawn and borders planted with an abundance of plants, flowers and shrubs including Hydrangeas, Rhododendrons, a wonderful vanilla scented New Zealand Azara and perennials. There is a pretty Pergola with a decked seating terrace. The pathway continues to the end of the garden to a mature Scotch pine and summer house.

### Services

All mains services are connected to the property. Double glazing throughout. Gas central heating via boiler housed to utility cupboard on the lower ground floor.

Solar panels to the main roof structure provide a feed-in tariff back to the grid via 6kw battery located in the loft; his equates to around £1000 a year.

### Directions

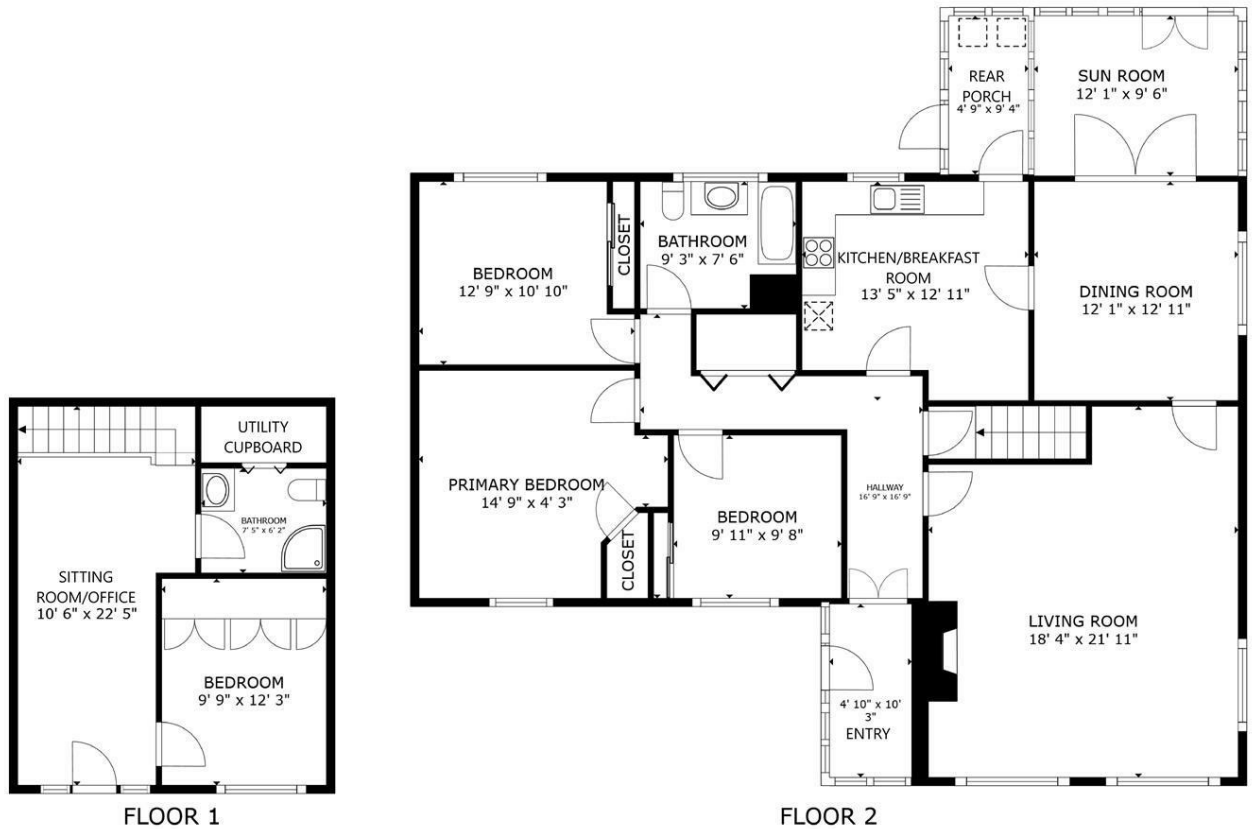
Turn left out of our offices at 65 High Street, and proceed up to the traffic lights. Turn left onto Aberthin road and pass the school on your left. As you enter the village turn right at the tree and right again onto Pen Y Lan Hill. Travel a short way up the Hill and the drive for The corrie is on your right hand side indicated by a house name plaque. Parking is available on the driveway at the end outside the house.











GROSS INTERNAL AREA  
 FLOOR 1 409 sq.ft. FLOOR 2 1,617 sq.ft.  
 TOTAL: 2,026 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge  
 65 High Street, Cowbridge, CF71 7AF  
 01446 771777 cowbridge@harrisbirt.co.uk

Cardiff  
 359 Caerphilly Road, Cardiff, CF14 4QF  
 02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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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		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

