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CARDIFF

VALE

CAERPHILLY

BRISTOL

Pen Onn

LLANCARFAN



Comments by Mr Jeff Hopkins



Property Specialist
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 Valuer

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Total area: approx. 175.2 sq. metres (1885.6 sq. feet)

Comments by the Homeowner





Pen Onn

Llancarfan, Vale of Glamorgan, CF62 3AG

£750,000



4 Bedroom(s)



3 Bathroom(s)



1883.00 sq ft



Contact our
Penarth Branch

02920415161

The Granary has been thoughtfully converted using quality materials to create a beautiful family home in a unique location, and enjoying panoramic views over an inspiring green landscape. From an entrance hallway, travertine tiling extends into both the principal family lounge and into the kitchen-living-dining room. All the main living and bedrooms have exposed beams and pitched ceilings, all have underfloor heating, bespoke Oak doors and all look onto the forecourt. The family lounge has a feature wood burning stove, two sets of bi-fold doors opening to the forecourt; an additional set of doors open to the paved patio garden with the lawned garden beyond. The kitchen itself is a stunning space, including contemporary Corian-topped units with matching island and fully integrated quality appliances. There is also a cloakroom and separate utility room housing a range of units and the LPG boiler. All of the four bedrooms and good double rooms and both the largest bedroom and the second bedroom have en-suite wet rooms fitted with contemporary suites and walk-in showers. The other two bedrooms have use of the luxury family bathroom, again fitted with a contemporary suite with bath, walk-in shower and matching twin basins.

GARDENS AND GROUNDS

Double width, electric gates lead to the south facing forecourt fronting the property. This large space is screened from the road frontage by stone walling. It includes ample parking and an area of lawn. To the rear of the property is a flagstone paved patio accessed from both the living room and the kitchen. This in turn opens out onto a much larger lawn with stunning views over surrounding farmland towards Llancarfan village.



Lounge 14'5 x 42'8 (4.39m x 13.00m)

Kitchen 24'2 x 10'2 (7.37m x 3.10m)

Utility room 7'7 x 7'7 (2.31m x 2.31m)

W.C

Bedroom 1 15'10 x 15'2 (4.83m x 4.62m)

En-suite 6'6 x 5'4 (1.98m x 1.63m)

Bedroom 2 14'5 x 11'11 (4.39m x 3.63m)

En-suite 6'9 x 5'4 (2.06m x 1.63m)

Bedroom 3 11'6 x 9'3 (3.51m x 2.82m)

Bedroom 4 11'0 x 10'4 (3.35m x 3.15m)

Bathroom 8'11 x 8'2 (2.72m x 2.49m)

ADDITIONAL INFORMATION

We are informed that the property is Freehold.
Mains electric and water connect to the property. LPG central heating. Underfloor heating throughout.
Council tax: Band H

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 46 | 54 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

