



Immaculate, substantial four bedroom detached home

1 Heol Ty Mawr, Pendoylan, Vale of Glamorgan, CF71 7UQ

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Four Reception rooms • Built in the mid 1970's
Countryside views • Located on a quiet cul-de-sac
Generous driveway with ample parking • Versatile
outbuilding, currently used as a studio and gymnasium
EPC rating: E

Description

Entered into a generous central hallway with plenty of natural light, there is a staircase to the first floor and doors to the principal reception rooms.

The sitting room has a feature fireplace with wood burning stove, windows to front and rear, with French doors opening onto the side garden.

The kitchen has a combination of wall and base units and an island with granite work surfaces. Integrated appliances include a range cooker and dishwasher, whilst there is space for an American style fridge/freezer.

There is a generous utility room with a second sink, space and plumbing for a washing machine and tumble dryer, plenty of fitted storage and a stable door to the side.

Open to the kitchen is a conservatory where you can take in the exceptional countryside views, with French doors opening onto the rear garden.

From the kitchen, there are oak and glazed double doors opening onto the dining room, with a picture window overlooking the rear garden and a door back onto the hall.

There is a further family Room/reception room to the front with fitted storage and window overlooking the front garden.

A cloakroom with wc completes the ground floor accommodation.

Upstairs there is a large landing, flooded with natural light from the front facing windows.

The principal bedroom has a wall of fitted wardrobes, windows to the side and rear and an en suite shower room.

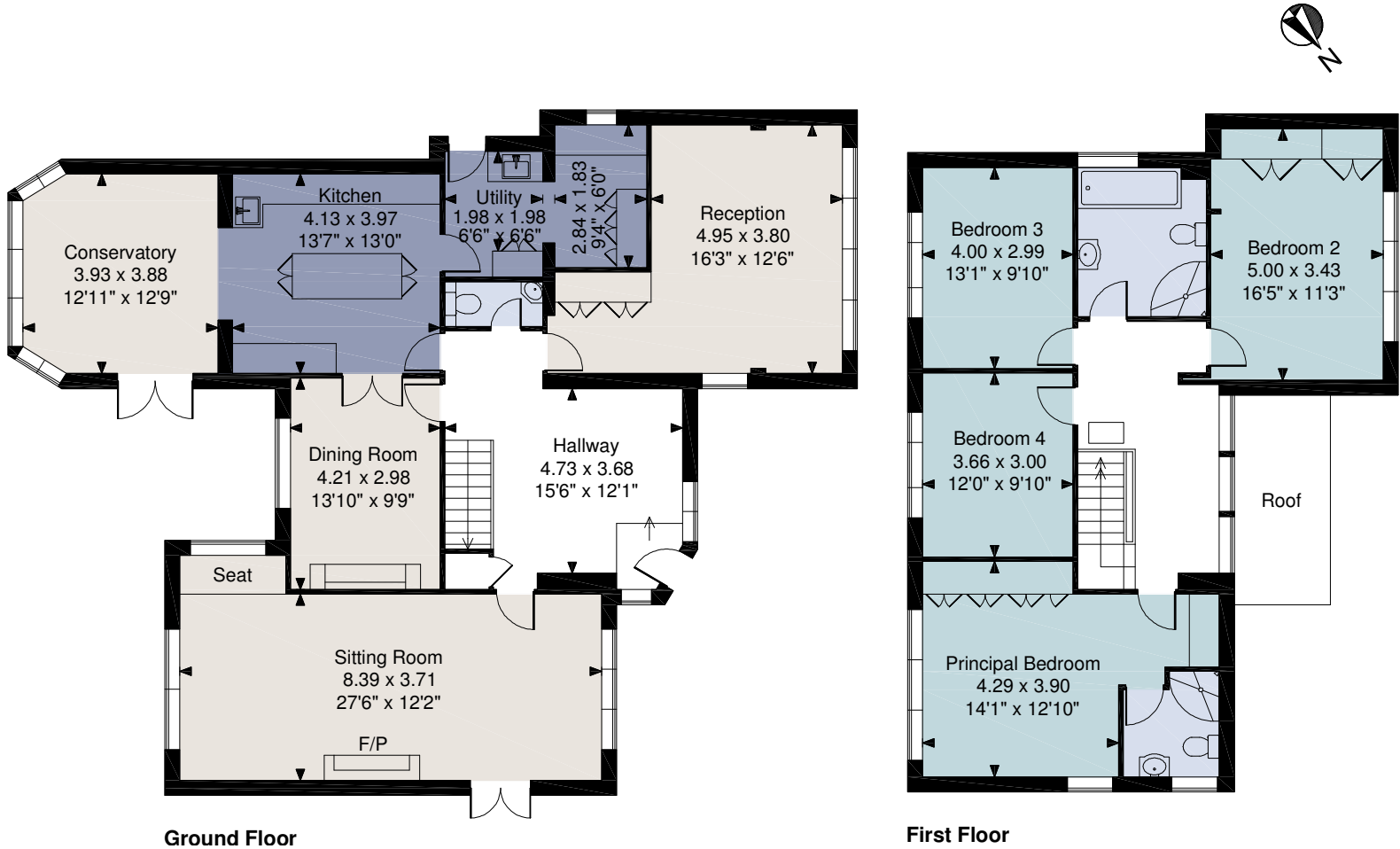
There are three further bedrooms, two overlooking the rear garden and one with fitted wardrobes overlooking the front. These are serviced by a large family bathroom with suite comprising a bath, corner shower, wash hand basin and wc.

Outside, there is a large front garden with lawn and hedge borders. A side patio with views can be accessed from the sitting room with an arbour close by. There is also a generous seating area to the rear accessed from the conservatory. The views are exceptional and the garden is mature and well planted.

Additionally, there is a large log cabin wooden outbuilding with power and light, ideal for use as an office or studio, gymnasium and storage.







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