



**peter alan**  
For Sale

 4  3  2

Heol St. Cattwg, Pendoylan Cowbridge

offers in excess of £490,000

**peter alan**

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## About the property

Set in the heart of Pendoylan Village, this beautifully extended four-bedroom family home enjoys picturesque views over the village green to the front and far-reaching countryside to the rear. Offering the perfect blend of village charm and modern convenience, it is within walking distance of a well-regarded primary school, falls within the catchment for Cowbridge Comprehensive, and provides easy access to the M4.

Recently extended and thoughtfully remodelled, this home is designed for modern family living. A bright and spacious hallway leads to a cozy lounge with a log burner, while the heart of the home is a stunning open-plan kitchen with an island. This space flows seamlessly into a family area, where two sets of bi-fold doors frame breathtaking countryside views and open onto a raised decked balcony with sleek glass balustrades—ideal for entertaining or relaxing. The ground floor also includes a bathroom and a utility/boiler room.

Upstairs, you'll find four double bedrooms, including a master suite with an en-suite, plus a family bathroom.

Externally, the front garden overlooks the village green with fencing, while the spacious rear garden features a raised balcony, a large storage area beneath, and a lawn with decorative stone and a seating area. Double timber gates provide access from Heol St Cattwg, The side of the property also provides space for a log store, sheds, or additional garden use.

## Accommodation

### Location

Pendoylan is a picturesque village in the Vale of Glamorgan, just 6 miles east of Cowbridge. It boasts a church, a well-regarded primary school, and easy access to Cowbridge's shops, restaurants, and top secondary school. Cardiff, 9.5 miles away, offers all the amenities of a capital city, including Culverhouse Cross Retail Park (4.8 miles).

The village benefits from excellent transport links, with the M4 (J34, Miskin) just a mile away, providing quick routes east to the Severn Bridge and west to Swansea. Cardiff-London Paddington takes about 2 hours by train, and Cardiff Airport is 9.7 miles away

### Entrance Hallway

From covered entrance porch, enter via composite front door into spacious entrance hallway with double glazed window to the side, stairs rising to the first floor, heating thermostat and access to all ground floor rooms

### Lounge

13' 9" x 12' 2" max (4.19m x 3.71m max)  
Luxury vinyl tiled flooring, wood burning fire with timber mantel and slate hearth and UPVC double glazed windows to front enjoying views over the garden and village green.

### Kitchen

17' 9" max x 11' 6" (5.41m max x 3.51m)  
Designed as the social hub of the home, this stunning Howdens kitchen was added as part of the property's extension 18 months ago. It boasts an elegant design with ample wall and base units, providing generous storage. The kitchen is equipped with an induction hob, a LAMONA oven with a separate grill, a sink with a drainer, an integrated dishwasher, and space for a fridge freezer. Luxury vinyl tiles enhance the flooring, while a matching island unit offers additional storage and ample





seating. Large double-glazed windows on the side allow natural light to flood in, and bi-folding doors open onto a raised decked area leading to the rear garden. The space seamlessly flows into the family area, creating a perfect open-plan living environment.

### **Family / Dining Room**

20' 8" x 11' 6" ( 6.30m x 3.51m )

Open-plan to the kitchen, this spacious area offers ample room for a dining table and chairs, along with sofas for relaxation and unwinding. The luxury vinyl floor tiles continue seamlessly throughout, complemented by a radiator for added comfort. Another set of bi-folding doors opens onto the raised balcony, extending the living space into the rear garden.

### **Downstairs Bathroom**

Fully tiled walls and floor, featuring a bath with hand held shower attachment over, wash hand basin with large vanity mirror, low level w.c and spotlight. Leading through to boiler / utility room

### **Utility Room**

8' 5" x 5' 11" ( 2.57m x 1.80m )

Tiled flooring, lots of hooks for hanging coats. Large water tank. Space for appliances. Loft hatch

### **First Floor Landing**

Carpeted stairs from the entrance hallway. Loft hatch, storage cupboard and doors to all first floor rooms

### **Master Bedroom**

12' 7" x 11' 7" ( 3.84m x 3.53m )



Dual aspect room with large double glazed window to the side aspect with far reaching views, and another window to the rear. Luxury vinyl tiles, radiator and door leading to en-suite

### **En-Suite**

Tiled walls and floors and fitted with a double shower cubicle, low level w.c, Matt black framed washstand with gloss white open shelf and basin, Velux window and heated towel radiator.

### **Bedroom Two**

13' 1" x 10' 6" max ( 3.99m x 3.20m max )

Double glazed window to the rear with gorgeous views, luxury vinyl floor tiles and radiator

### **Bedroom Three**

11' 6" x 9' 11" ( 3.51m x 3.02m )

Currently utilised as a home office. Built in storage, double glazed window to the front, luxury vinyl floor tiles, and radiator.

### **Dressing Room / Bedroom Four**

10' 11" max x 9' 10" ( 3.33m max x 3.00m )

With a Velux window this room is utilised as a dressing room. Luxury vinyl floor tiles, spotlights, radiator and built in storage.

### **Bathroom**

Modern suite comprising panel bath with overhead shower and glass screen, wash hand basin with vanity unit, low level w.c. Fully tiled walls and floor, heated towel rail, spotlights and obscure glazed double glazed window to the rear.

### **External**



At the front of the property, a spacious garden with a fenced boundary and gated access is mainly laid to lawn, featuring an additional seating area that overlooks the village green. There is also a convenient external storage cupboard.

To the rear, a raised decked balcony—accessible via two sets of bi-fold doors from the kitchen and family/dining area—boasts glass balustrades and a desirable southerly aspect, offering stunning countryside views over farmland. Steps lead down to a generous lower garden, which includes a lawn, a decorative stone-chipped seating area, and ample storage beneath the balcony, ideal for garden furniture or equipment.

Double timber gates provide access from Heol St Cattwg, offering potential for off-road parking (subject to council approval for a dropped kerb) and a perfect space for an electric car charging point. To the side, a spacious additional area provides options for a log store, sheds, or further garden use.

Further parking is available in front of the Village Green

### **Services**

Mains Water, electric and drainage.

The property has full electric heating and a log burning stove to the lounge.





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**Ground Floor**



**First Floor**

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