



1 CASTELL BACH,  
PENDOYLAN, VALE OF GLAMORGAN, CF71 7UP

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A 3 BEDROOM, SEMI DETACHED HOME IN NEED OF MODERNISATION  
CONVENIENTLY LOCATED FOR M4 JUNCTION 34 AND PENDOYLAN VILLAGE.

- Cardiff City Centre 10.9 miles
- Cowbridge 5.9 miles
- M4 (J34) 0.8 miles

Accommodation and amenities:

Hallway Lounge • Dining Room • Kitchen

Three Bedrooms • Bathroom

Large Garden Area with Off Road Parking, Patio  
Seating Area & Lawn.

EPC rating: G 13



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*Established 150 Years*

*1857 - 2007*



## SITUATION

The village of Pendoylan is a charming village in the Vale of Glamorgan lying approximately 6 miles east from the historic market town of Cowbridge. Castell Bach enjoys a fine rural setting yet is within easy reach of the village with its church, the popular Red Lion Gastropub and excellent primary and nursery school. Cowbridge is renowned for its excellent shops, restaurants and secondary school, whilst Cardiff (9.5 miles) has all the facilities of an important Capital City including Culverhouse Cross Retail Park (4.8 miles). The M4 (J34) is within 1 mile and provides fast access east to the Severn Bridge and the national motorway network, and west to Swansea.

## DESCRIPTION OF PROPERTY

Number 1 Castell Bach is a traditional semi-detached stone and brick built cottage with many original features and requiring modernising and updating but with considerable potential to create a fantastic family home in a convenient location to the northern edge of The Vale with a large plot and bordered by farmland. To the ground floor a hallway with quarry tiled floor has doors leading off to the lounge and to the dining room with a staircase running to the first floor. Quarry tiling from the hall continues into both these rooms. The lounge, positioned to the front of the property, includes a period mantle piece and fire surround with art nouveau style open fire with matching period decorative tiles. The dining room is a slightly larger room with window looking to the rear elevation and two cupboarded and shelved recesses to either side of the chimney breast (not currently in use). Wood panelling to one wall gives access to an under-stairs storage space while a door leads into the kitchen. The kitchen is understood to be a more modern extension to the property and has a window and adjacent door overlooking an opening into the rear garden.

To the first floor are three bedrooms, two of them doubles and the third a small single/child's bedroom looking to the front elevation. All have use of the family bathroom with separate w.c.

## GARDENS AND GROUNDS

The property is set with a large garden plot from which there is vehicular access from the road running from the M4 Junction 34 to Pendoylan. There is ample parking and turning space. A path from here either runs past the front principal doorway or to the rear entrance into the kitchen. The rear garden itself is an especially sizeable space in need of some attention. It borders farmland to the rear. The parking area immediately to the south of the property belongs to the adjoining cottage.

## TENURE AND SERVICES

Freehold (to be confirmed). Mains electric connect to the property. LPG central heating (boiler located to kitchen). It is understood there is cesspit drainage (shared with neighbouring property).

**NB** Viewings strictly by appointment with Watts & Morgan, 01446 773500

**DIRECTIONS** From M4 Junction 34, follow the road in a southerly direction signposted towards Pendoylan. Travel past the initial turning to The Vale Hotel and also past the turning to the equine/golf centre on your left. Follow the road bearing round to the right to find number 1 Castell Bach to your right, the first of a pair of semi-detached homes.

## PROCEEDS OF CRIME ACT 2002

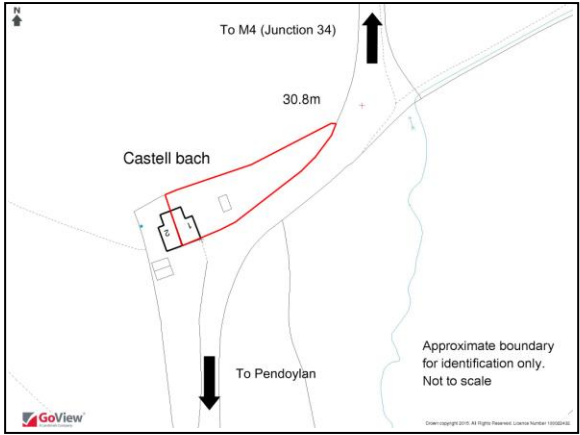
Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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>73</b>

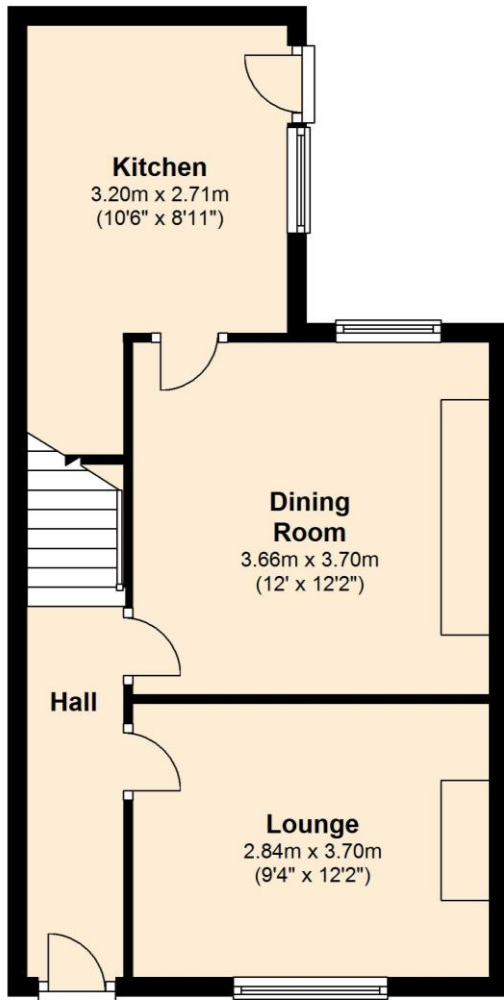
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
			<b>78</b>

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.



### Ground Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



### First Floor

Approx. 39.6 sq. metres (425.7 sq. feet)

