

KEY

EXECUTIVE

SALES



£950,000

, Minafon, Cowbridge CF71 7GN



- Luxury penthouse within the exclusive Plas Dorlan development in Cowbridge
- Stunning uninterrupted woodland and river views
- Upgraded, bespoke specification with high-end appliances throughout
- Bright, spacious layout with floor-to-ceiling glazing
- Large rooftop terrace, perfect for entertaining and outdoor dining
- Generous bedrooms, including a principal suite with private balcony



Development
Plas Dorlan is an exceptional three-story development consisting of luxurious, individually designed apartments, each finished to an impressive standard. Located in the charming market town of Cowbridge, the development offers a perfect balance of tranquility and convenience, with the vibrant city of Cardiff just a short drive away.

Location
Residents from Cowbridge's shops, cafes, schools, and amenities have easy access to Cardiff and the Vale of Glamorgan coastline.

Entrance Hall

The entrance hallway sets the tone beautifully, featuring floor-to-ceiling mirrored walls that discreetly conceal doorways while enhancing light and space, alongside a striking glass staircase rising to the first floor.

Kitchen/Dining/Living

The open-plan kitchen, dining, and living area forms the heart of the home, thoughtfully designed for both everyday living and entertaining. The kitchen is fitted with high-specification integrated appliances, including a double oven and induction hob.

Utility Room

A fully equipped utility room enhances the home's practicality, providing dedicated space for laundry and additional storage. Thoughtfully designed to keep everyday tasks separate from the main living areas, it ensures the kitchen remains uncluttered while offering both convenience and efficiency.

Sitting Room

A striking feature fireplace provides a natural focal point, elegantly linking the main living area with a secondary sitting room. The sitting room comfortably accommodates a generous sofa and seating arrangement, alongside a large formal dining table, making it perfectly suited to both relaxed living and more formal entertaining.

Principle Suite

The principal suite is a true focal point of the home, offering a luxurious and private retreat designed for both comfort and indulgence. A freestanding copper roll-top bath takes pride of place, creating a striking focal point and a sense of boutique hotel elegance. This beautifully appointed space is further enhanced by direct access to a private balcony, where elevated views

offer a truly private and peaceful backdrop—perfect for unwinding at the end of the day.

Bedroom Two

The second double bedroom is generously proportioned and beautifully presented, offering a comfortable and versatile space for guests or family. It benefits from its own well-appointed en suite, providing both privacy and convenience, and is finished to a high standard in keeping with the rest of the home.

Bedroom Three

A third double bedroom, also benefitting from its own en suite, is currently configured as a spacious walk-in wardrobe. However, its generous proportions and thoughtful layout mean it could easily be reinstated as a comfortable and well-appointed guest suite.

Outside Space

The property enjoys a series of impressive terrace spaces, each designed to enhance both lifestyle and outlook. Large doors open onto a superb rooftop terrace—generous in size and offering a fabulous elevated aspect—seamlessly extending the internal living space outdoors. Perfectly suited to both relaxation and entertaining, these terraces provide an ideal setting for al fresco dining, social gatherings, or simply enjoying the surrounding views in privacy and comfort.



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From the moment you enter, this striking penthouse immediately captures attention. The entrance hallway is both dramatic and refined, with floor-to-ceiling mirrored walls that discreetly conceal doorways while enhancing light and space. A stunning glass staircase rises to the first floor, setting a clear tone of modern elegance.

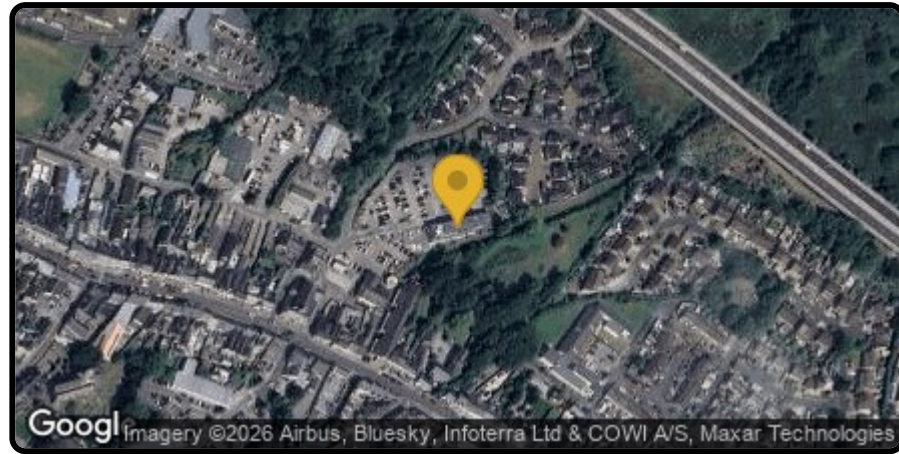
At the heart of the home lies a beautifully designed open-plan kitchen, dining, and living area—perfectly suited to both everyday living and entertaining. The kitchen is fitted with high-spec integrated appliances, a double oven, and an induction hob, all complemented by a fully equipped utility room. A feature fireplace creates a natural division between the main living space and a second sitting room, offering flexibility without losing the sense of openness. Sliding glass doors lead out to a riverside terrace, providing the perfect setting for relaxed evenings or hosting guests.

The principal suite is a true highlight, offering a luxurious and private retreat. A freestanding copper roll-top bath serves as a striking feature, complemented by a private balcony overlooking the river.

There is also a second double bedroom with an en suite, along with a stylish guest cloakroom. A third double bedroom, also with an en suite, is currently used as a spacious walk-in wardrobe but would equally serve as an excellent guest suite.

Externally, the property boasts multiple terraces, each thoughtfully designed to make the most of the stunning riverside setting. Whether dining outdoors, entertaining, or simply enjoying the peaceful surroundings, these spaces offer both privacy and atmosphere.

Residents benefit from secure access, lift service to all floors, and two allocated parking spaces, making this exceptional penthouse a perfect blend of luxury, practicality, and lifestyle.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

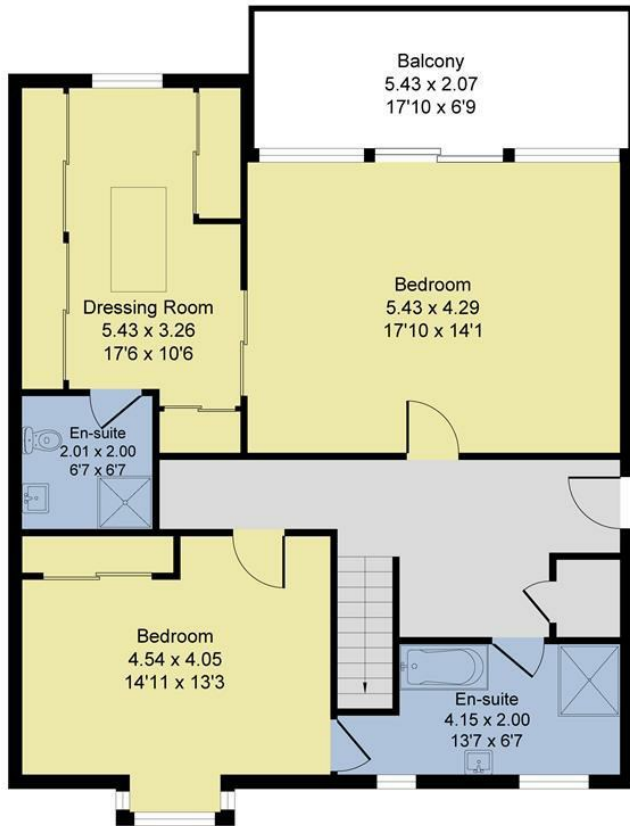
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Floor Area = 189.7 sq m / 2042 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.