



10 Clos Ffawyddden

Ystradowen, Cowbridge, Vale of Glamorgan, CF71 7SE



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£495,000 Freehold

5 Bedrooms : 3 Bathrooms : 3 Reception Rooms

A detached family home in this popular development. Lounge, conservatory opening to garden, contemporary kitchen/breakfast room, separate dining room. Also WC and utility room. Master bedroom with en suite shower room. Bedrooms two and three both share use of a 'Jack & Jill' en suite bathroom; two further bedrooms and bathroom. Parking; double, integral garage. Enclosed garden to rear.

Directions

From our Cowbridge Office, proceed to the traffic lights and turn left. Travel through the Village of Aberthin and enter Ystradowen. Upon entering the village take the first right hand turning into Clos Ffawyddden, where number 10 will be found on the left hand side close to the head of the cul-de-sac.

- Cowbridge 2.7 miles
 - Cardiff City Centre 15 miles
 - M4 (J34, Miskin) 5.5 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Located close to the southern edge of this popular village, 10 Clos Ffawyddden is a five bedroom detached family home.
- * It is conveniently close to Cowbridge Town (2.7 miles).
- * Glazed entrance porch leads into ground floor hallway.
- * Hallway with cloakroom and doors to the principal reception rooms.
- * The family lounge towards the rear of the property is a generous room with double doors leading into a conservatory with garden beyond.
- * The kitchen/breakfast room also looks over the rear garden of the property.
- * The kitchen includes contemporary units with quartz tops and matching central island; appliances, where fitted, are to remain and include double oven, gas hob and fully integrated dishwasher. A freestanding American-style fridge freezer is also to remain.
- * An adjacent utility room provides further storage and has space / plumbing for a washing machine.
- * Kitchen itself has double doors leading directly onto the rear garden and an internal connecting door into a dining room.
- * Dining Room is also accessible from the hallway and can be used for a variety of uses including playroom, second sitting room, etc.
- * To the first floor a central landing area has doors leading to all five bedrooms and to the family bathroom.
- * The master bedroom has a range of fitted wardrobes and looks to the front elevation
- * It has its own en-suite shower room with broad, walk-in shower.
- * The two additional double bedrooms, both overlooking the rear garden, share use of a 'Jack & Jack' en suite bathroom.
- * There are two additional bedrooms, bedroom four being a double room with fitted wardrobes and a fifth large single overlooking the rear garden.

GARDENS AND GROUNDS

- * Located close to the end of this cul-de-sac, a drop down curb leads to two side by side parking spaces fronting the garage.
- * Access to garage is via twin up and over doors. Garage (approx. max. 5.3m x 5.2m) has an internal door leading into the hallway.
- * To the rear of the property is an enclosed garden space, sheltered by mature hedging and wisteria planting.
- * A paved area leads, via decked steps, onto a timber decked seating area positioned to catch the afternoon and evening sun.
- * Timber garden store shed to remain.
- * Pedestrian gate, to one side, leads back to the front elevation.

NB The property is currently occupied under an 'Assured Shorthold Tenancy'. Notice has been served to end the Tenancy.

TENURE AND SERVICE

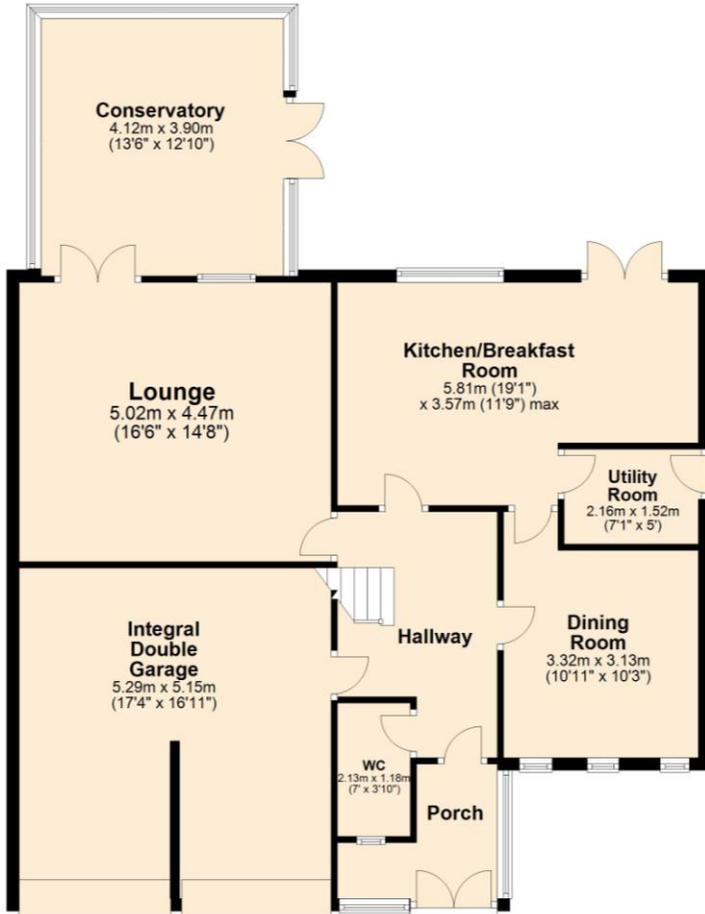
Freehold. All mains services connect to the property. Gas-fired central heating.



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 any part of any contract.

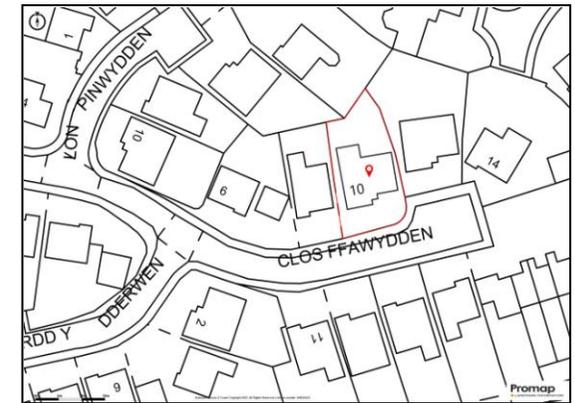
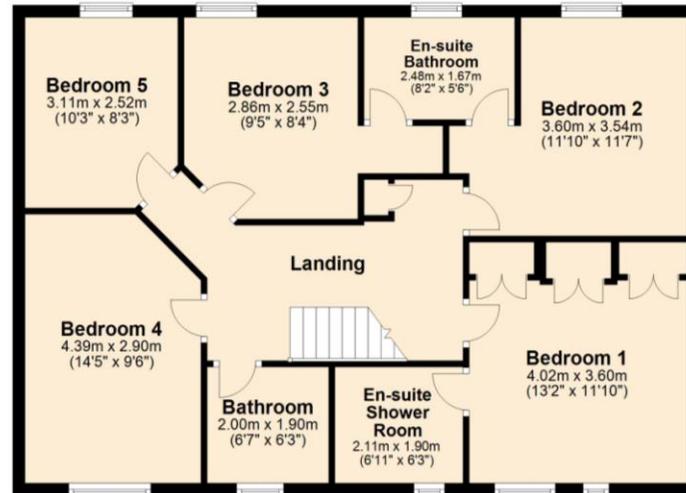
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	79
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor



Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

First Floor



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