



17 St. Owains Crescent
Ystradowen, Nr Cowbridge, Vale of Glamorgan, CF71 7TB





17 St. Owains Crescent

Ystradowen, Near Cowbridge,
Vale of Glamorgan, CF71 7TB

£440,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

A spacious, extended family home in this much sought after village. Family lounge with wood burner, wonderful open plan kitchen-living-dining space including contemporary kitchen. Also utility room and cloakroom/shower room. Four bedrooms and family bathroom. South-westerly facing forecourt to front; a larger enclosed garden to the rear.

EPC rating: D59

Directions

From our Cowbridge office, travel in an easterly direction along High Street to the traffic lights, turning left onto A4222 Aberthin Road. Drive through the villages of Aberthin and Maendy and continue into Ystradowen After passing the White Lion Public House take the second right hand turn into St Owains Crescent. Bear right again and follow the road in to the cul de sac, to find 17 to your left after a short distance, set back over a grassed area.

- Cowbridge 2.9 miles
- Cardiff City Centre 13.2 miles
- M4 (J34, Miskin) 5.6 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * 17 St Owains Crescent is a sizeable, extended family home
- * The accommodation is especially, deceptively generous and must be viewed for its scope to be most fully appreciated.
- * Entrance porch opens into ground floor hallway from which a staircase leads to the first floor and doors lead into the family lounge to one side, and, to the other, to the kitchen-living space.
- * Family lounge is a dual aspect room with window to the front elevation and double doors leading, via steps, to a paved patio with garden beyond.
- * It has a contemporary wood burning stove recessed within a chimney breast and resting on a slate hearth.
- * The open plan kitchen-living-dining space is a wonderful family area being open plan and offering a great deal of flexibility.
- * There is ample space for a familysized dining table and also for additional seating.
- * A recently fitted contemporary kitchen includes range cooker (to remain) and space and plumbing for dishwasher and also for a tall/broad American style fridge freezer. Two windows look out over the rear garden and there is additional storage in a neat area under the stairs.
- * Beyond the kitchen is a rear entrance porchway / utility area with additional storage and space/plumbing for washing machine; an adjacent cloakroom/WC features a fitted shower cubicle.
- * To the first floor are all four bedrooms and family bathroom leading off from a central landing
- * The largest, principal bedroom is a dual aspect room with a window overlooking the rear garden and a broader window to the front elevation enjoying a south westerly aspect.
- * A second bedroom - a more recent addition to the property - is a good double with pitched roof and Velux skylight to the rear.
- * Bedroom three looks to the front elevation while bedroom four overlooks the rear garden.
- * Contemporary family bathroom includes shower over the bath.

GARDENS AND GROUNDS

- * Fronting the property is an enclosed, forecourt garden positioned to enjoy a south-westerly aspect, overlook a "village green" onto St Owains Crescent.
- * To the rear of the property is a large enclosed garden space accessed from either the family lounge or from the rear entrance hallway/utility area and via steps.
- * A broad, paved patio area runs the width of the property and leads, in turn, onto a larger area of lawn.
- * A block-built garden shed (approx. max 3.6m x 2.2m) can be used as a workshop or for additional storage

TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas fired central heating.
Council Tax Band: E



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