



23 Clos Ffawyddden

Ystradowen, Cowbridge CF71 7SE

£269,995

HARRIS & BIRT





A deceptively spacious two bedroom terraced property located in the ever popular village of Ystradowen, on the outskirts of Cowbridge. The property offers two good sized double bedrooms and ample living accommodation. The property briefly comprising entrance porch, living room and kitchen/dining room to the ground floor. To the first floor is two double bedrooms with a family bathroom. The outside of the property is low maintenance, south facing rear garden. The front offers two off road parking spaces.

Local village facilities, all within walking distance, including parish church, village hall, children's play area, village pub and Tudor garage with useful small shop attached. The market town of Cowbridge is just a few miles drives to the south and facilities there include schooling of excellent reputation for all ages, a wide range of shops both national and local including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, squash club, bowls club, rugby club etc. A few minutes to the north are extensive out of town shopping including Marks and Spencers, Tesco, Boots etc. Easy access to the main road network bring major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc. There is a mainline railway station in Pontyclun and Cardiff Wales Airport is within easy driving distance.

## Accommodation

### Ground Floor

#### Entrance Porch

The property is entered via wooden front door with inset glass panel through into porch. Coir matting to floor. Pendant ceiling light. Opening through into living room.

#### Living Room 13'3 x 14'1 (4.04m x 4.29m)

Spacious living room with large UPVC window to front elevation. Wood effect laminate flooring. Skimmed walls and ceiling with coving. Pendant ceiling light. Access to understairs storage cupboard. Door through into kitchen. Stairs leading up to first floor landing.

#### Kitchen/Dining Room 8'11 x 14'1 (2.72m x 4.29m)

Modern fitted kitchen with features to include; range of wall and base units in wooden tained sage. Wood effect laminate worksurfaces. Sink bowl and drainer with curved chrome swan neck mixer tap. Four ring gas hob with inset electric oven below and extractor fan over. Tiled splashbacks. Integrated fridge/freezer behind matching decor panel. Integrated dishwasher behind matching decor panel. Ideal boiler housed to corner cupboard. Tiled flooring. Skimmed walls. Textured ceiling. Pendant ceiling lights. Radiator. UPVC window overlooking rear garden. UPVC French doors opening out onto rear decked terrace. Space for table and chairs.

### First Floor

#### Landing 2'11 x 6'1 (0.89m x 1.85m)

Straight carpet staircase from ground floor lead up to first floor landing. Skimmed walls. Textured ceiling. Access to loft via hatch.

#### Bedroom One 11'7 x 10'8 (3.53m x 3.25m)

Good sized master bedroom. UPVC window overlooking the front

aspect. Carpet flooring. Skimmed walls. Textured ceiling. Radiator. Pendant ceiling light. Access to built in storage over stairs.

#### Bedroom Two 10'3 x 8'3 (3.12m x 2.51m)

Another good sized double bedroom. UPVC window overlooking rear garden. Carpet flooring. Skimmed walls. Textured ceiling. Radiator. Pendant ceiling light.

#### Family Bathroom 6'7 x 5'9 (2.01m x 1.75m )

Three piece suite in white comprising panelled bath with chrome taps and separate electric connected shower and shower head attachment. Glass shower screen. Vanity unit containing low level hidden cistern WC and wash hand basin with mixer tap. Tiled flooring. Tiled splashbacks. Further skimmed walls. Pendant ceiling light. Extractor fan. Obscure glazed window to rear.

### Gardens and Grounds

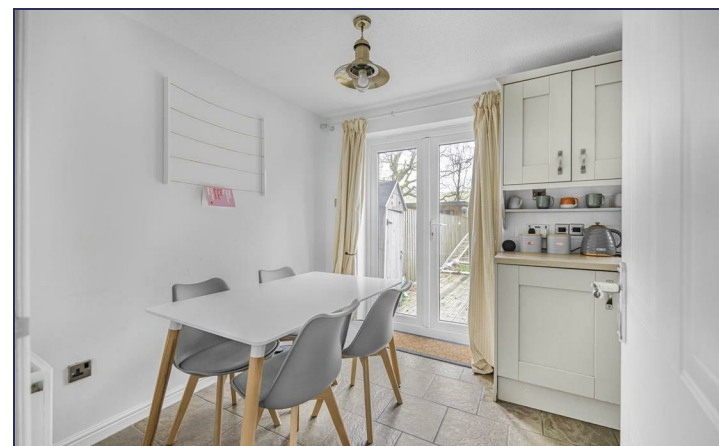
To the front of the property their is off road parking for two cars. Decorative laid slate chippings with paving slab path to front door. Storage shed to front. The south facing rear garden is laid to a combination of decking and artificial grass for ease of maintenance. Feather edged fencing. Raised beds and borders.

### Services

The property is serviced by mains gas, electric, water and drainage.

### Directions

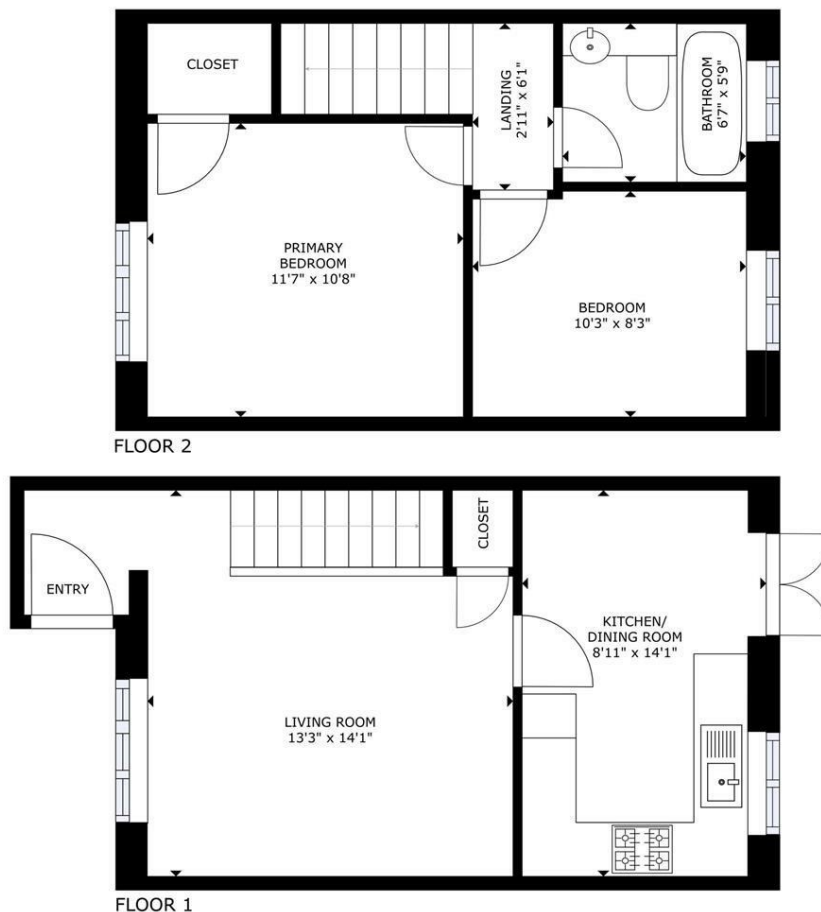
From our offices at 65 High Street turn left and up to the traffic lights and turn left onto the Aberthin Road. Drive through the villages of Aberthin and Maendy and into Ystradowen. As you come to the bend through the village with the pub in front of you, turn right into Clos Ffawyddden and follow the road for 200 yards and the property will be on your right hand side.



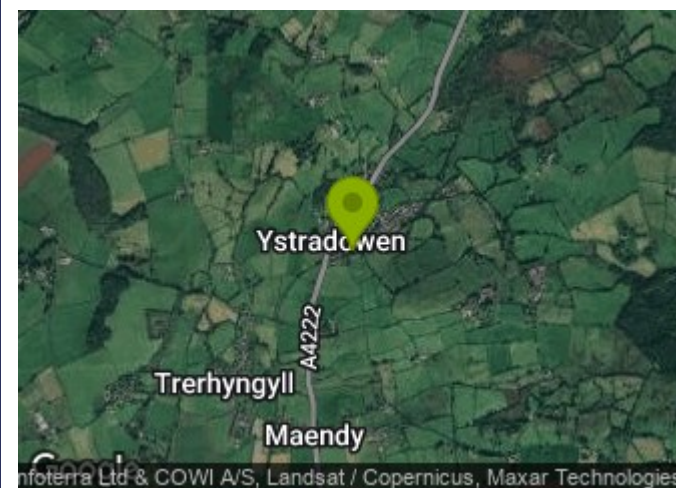








GROSS INTERNAL AREA  
FLOOR 1: 345 sq. ft, FLOOR 2: 334 sq. ft  
TOTAL: 679 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			63
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

