



19 Clos Ffawyddden

Ystradowen, Cowbridge, CF71 7SE

Price £550,000

HARRIS & BIRT





An excellent opportunity to purchase this spacious, sizeable and modernised four bedroom, two bathroom, three reception room detached property. Situated in the ever popular village of Ystradowen offering generous accommodation via a garage conversion and comprising; entrance hall, living room, open plan to kitchen/dining room, conservatory, sitting room/study and downstairs WC to the ground floor. Stairs leading up to four good sized double bedrooms, master en suite and separate family bathroom. There is off road parking to front. Extensive rear garden that backs onto open countryside beyond that provides a rear area of privacy. The kitchen and bathroom have been recently re-fitted to an extremely high standard.

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.

- Extended Detached
- Three Good Sized Reception Rooms
- Master En Suite & Family Bathroom
- Off Road Parking & Large Rear Garden
- Popular Village of Ystradowen
- Four Double Bedrooms
- Backing On To Open Countryside
- EPC:C

## Accommodation

### Ground Floor

#### Entrance Hall

The property is entered via composite front door with inset opaque glazed vision panel to open entrance hallway. Skimmed walls. Coved and skimmed ceiling. Range of chrome spotlighting. Carpeted staircase leads up to first floor landing. Oak doors communicate through to the living room.

#### Living Room 13'9 x 16'10 (4.19m x 5.13m)

UPVC double glazed bay window to front elevation overlooking pretty gardens. Semi-open plan to kitchen/dining beyond. Skimmed walls. Coved and skimmed ceiling. Inset chrome LED spotlights. Oak flooring throughout. UPVC double glazed window to side elevation. Fitted double radiator. Good sized understairs storage. Opens through to dining room.

#### Kitchen/Dining Room 26'5 x 9'5 (8.05m x 2.87m)

Attractive modern fitted kitchen by Leekes a few years previous. Full range of handleless dove grey gloss fitted wall and base units set under and over a quartz worksurface with matching upstands. Features include Elica electric induction hob with internal inducting electric extractor. Eyeline Neff double oven with underset warmer tray with microwave. Slide and hide to the electric fan. Up and over fridge/freezer behind matching decor panel. Good sized larder cupboard housing Baxi combination gas fired boiler. Underset integrated freezer behind matching decor panel. Integrated Neff dishwasher behind matching decor panel. Integrated washing machine by Hoover 1.5 chrome sink and drainer with chrome swan neck mixer tap with inset Quooker hot water tap. UPVC composite fully glazed pedestrian door offers access to rear. UPVC double glazed window to rear elevation overlooking pretty rear gardens beyond. Modern vertical graphite radiator. Vinyl slate effect tiled flooring through to oak flooring. Plenty of space for dining table and chairs. Skimmed walls. Coved and skimmed ceiling. Range of spotlighting. Radiator. UPVC double glazed patio doors open through into conservatory.

#### Conservatory 7'4 x 9'4 (2.24m x 2.84m)

UPVC construction with pitched roof in UPVC and polycarbonate sat on a dwarf wall. Power and light. Fitted double

radiator. UPVC double glazed door open out onto terrace with a further range UPVC double glazed windows to all elevations overlooking the attractive rear gardens beyond. Terracotta tiled flooring.

#### Study/Sitting Room 8'4 x 13'3 (2.54m x 4.04m)

Secondary reception space that offers adaptable living. UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Chrome LED spotlighting. Oak laid flooring. Fitted radiator. Oak doorway opens through to WC.

#### WC 8'4 x 4' (2.54m x 1.22m)

Modern fitted two piece suite comprising low level dual flush WC. Wall hung wash hand basin with chrome mixer tap. Skimmed walls. Coved and skimmed ceiling. Inset LED chrome spotlighting. Oak laid flooring. Vertical chrome heated towel rail. Fitted extractor fan.

### First Floor

#### Landing 10'3 x 4'11 (3.12m x 1.50m)

Accessed via fully carpeted straight staircase to open landing. Skimmed walls. Textured finished ceiling. Access to loft via hatch. Doors to all first floor rooms.

#### Master Suite Bedroom One 13'9 x 11'7 (4.19m x 3.53m)

Good sized double bedroom. UPVC double glazed window to front elevation. Skimmed walls. Textured finished ceiling. Fitted carpet. Fitted radiator. Built in wardrobe that doubles as airing cupboard to include fitted radiator. Doorway opens through to bathroom one.

#### Master Suite Bathroom One 5'10 x 5'5 (1.78m x 1.65m)

Three piece suite in white comprising walk in quadrant shower cubicle with integrated chrome shower with shower head attachment. Low level dual flush WC. Pedestal wash hand basin with chrome mixer. tap. Fully tiled walls and floor. Wall hung heated towel rail in white. UPVC double glazed window to front elevation.

#### Bedroom Two 9' x 14'5 (2.74m x 4.39m)

Another good sized double bedroom. Dual aspect via UPVC double glazed windows to front and side elevation. Fully skimmed walls. Textured finished ceiling. Fitted carpet. Fitted double radiator.

#### Bedroom Three 10'4 x 11'7 (3.15m x 3.53m)

A third double bedroom. UPVC double glazed window to the rear overlooking the rear garden countryside beyond. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

#### Bedroom Four 9' x 8'8 (2.74m x 2.64m)

Currently in use as office but could easily be a double bedroom if necessary. UPVC double glazed window to rear elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

#### Bathroom Two 6'11 x 6'4 (2.11m x 1.93m)

Recently refurbished to a high standard comprising full length panelled bath with chrome mixer tap and integrated chrome shower, with rainfall shower head and separate shower head attachment. Oversized wall hung wash hand basin set into an attractive vanity unit in a light oak. Low level dual flush WC. UPVC double glazed window to rear elevation. Fully tiled splashbacks. Fully skimmed walls and ceiling. Inset chrome LED spotlighting. Extractor fan. Wall hung chrome heated towel rail. Large form tiled flooring.

### Outside

The property is set back from the road via a parcel of lawn with a double width tarmac laid driveway at the end of the cul-de-sac. Adolescent tree provides shelter and privacy from the front. Pedestrian access from the side to the rear to an attractive and spacious garden. Flat and private to all boundaries via close boarded fencing. Hedgerow to rear backing onto open countryside beyond. There is a patio laid parcel that opens out to a flat and private lawn. Timber built shed. Further al fresco terrace laid to slate patio slabs. Two mature trees span along the boundary to provide shade and privacy to the rear.

### Services

The property is serviced by mains gas, electric, water and drainage. The property will be sold on a freehold basis.

### 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.









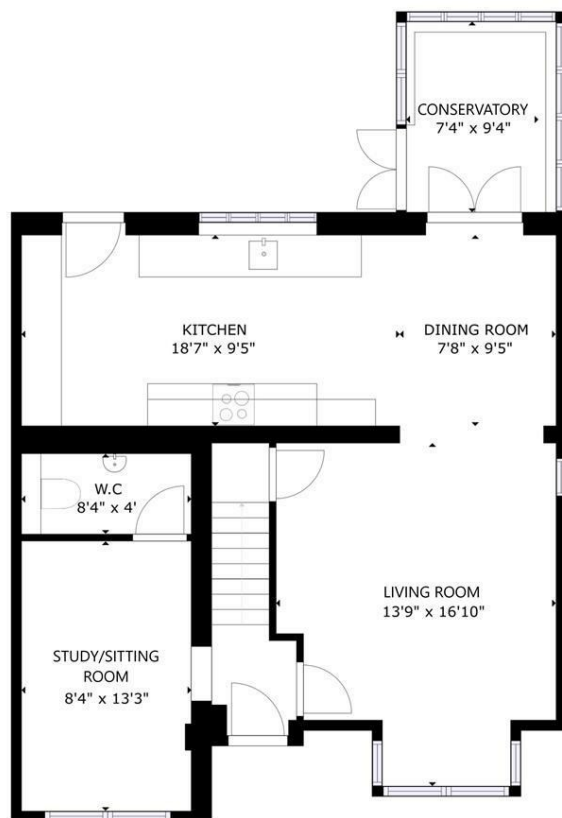




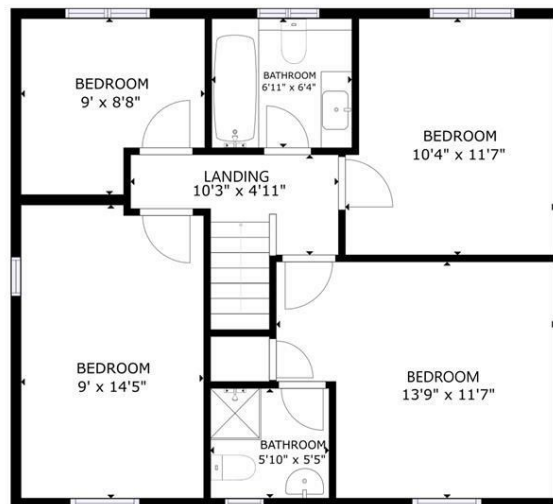






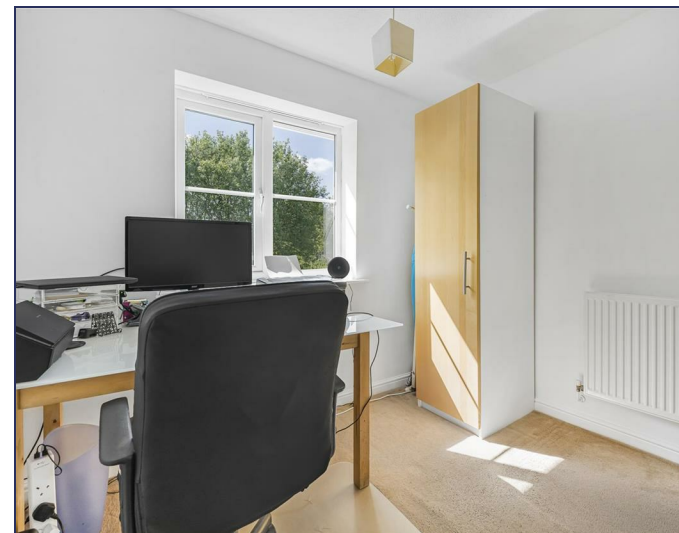


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 763 sq ft, FLOOR 2: 616 sq ft  
TOTAL: 1379 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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