



16 Cae Ffynnon

Cowbridge, CF71 7FJ

Offers Over £530,000

HARRIS & BIRT

 4  2  3

An attractive four bedroom detached property occupying a spacious corner plot on the attractive Clare Gardens Development in Cowbridge. The modern and immaculately presented accommodation briefly comprises entrance hall, living room, kitchen/dining/family room, utility & WC, and study to the ground floor. The first floor comprises master bedroom with en suite, a further three double bedrooms and a modern family bathroom. Outside enjoys the benefit of driveway parking for several vehicles leading to a detached garage which could also be utilised as a home office or gym and a private and enclosed south facing rear garden.

The town centre of the market town of Cowbridge is within comfortable walking distance and offers a wide range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local and now including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, football club etc. Countryside pursuits including golf, horse riding etc are available in the surrounding areas. The heritage coastline is just a few miles to the south. The good local road network including access to the M4 brings major centres within easy commuting distance including the capital city of Cardiff. Main line railway links via Cardiff and Bridgend and Cardiff Wales Airport is within easy driving distance.



Accommodation

Ground Floor

Entrance Hall 6'6 x 15'4 (1.98m x 4.67m)

The property is entered via front door with obscure glazed panels into hall. Stairs to first floor with understairs storage cupboard and further recess for shoes. Wood effect laminate floor. Radiator. Central pendant ceiling light. Doors to all ground floor rooms.

Study 6'11 x 8'9 (2.11m x 2.67m)

Window to front aspect with fitted plantation style shutters. Continuation of flooring from hall. Radiator. Central pendant ceiling light.

W/C & Utility 6'11 x 5'5 (2.11m x 1.65m)

Fitted worktop with matching upstands and inset single bowl sink with mixer tap. Plumbing for undercounter washing machine. Fitted storage shelves. Low level, dual flush wc. Continuation of flooring from hall. Radiator. Pendant ceiling light. Extractor fan.

Living Room 13'0 x 17'10 (3.96m x 5.44m)

Attractive bay window to front aspect with fitted plantation style shutters. Fitted carpet. Radiators. Central pendant ceiling light. Double doors to kitchen.

Kitchen/Dining/Family Room 26'9 x 11'1 max (8.15m x 3.38m max)

Modern fitted shaker style kitchen in light grey with features to include: a range of wall and base cabinets with wood effect work surfaces and matching upstands. Inset 1.5 bowl sink with curved mixer tap and draining grooves. Countertop four ring gas hob with stainless steel splashback and electric extractor hood over. Inset eyeline electric fan assisted oven and grill. Integrated fridge/freezer behind matching decor door. Undercounter integrated dishwasher behind matching decor door. Wall mounted cabinet

containing Ideal Logic gas boiler. Large window overlooking rear garden. Wood effect laminate flooring. Ceiling spotlights. Radiator. The kitchen is open to the dining area with space for table and chairs with drop down decorative lighting, room for a sofa and benefits from access to the rear garden via glazed French doors and double doors into the lounge.

First Floor

Landing 10'9 x 13'4 (3.28m x 4.06m)

Stairs from ground floor onto first floor landing. Fitted carpet. Cupboard housing hot water tank and shelving. Loft access hatch. Radiator. central pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 13'0 x 12'6 (3.96m x 3.81m)

Window overlooking front offering elevated views with fitted plantation style shutters. Two sets of fitted wardrobes. Fitted carpet. Radiator. Pendant ceiling light. Decorative coving lighting. Door to en suite.

En Suite 6'7 x 5'6 (2.01m x 1.68m)

Modern en suite shower room with features to include spacious fully tiled shower cubicle with sliding door and wall mounted mains connected shower. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Obscure glazed window to front. Part tiled walls. Wood effect laminate flooring. Radiator. Ceiling spotlights. Extractor fan. Electric toothbrush charging point.

Bedroom Two 10'5 x 14'2 (3.18m x 4.32m)

Window overlooking front with inset plantation style shutters. Fitted double wardrobe. Radiator. Central pendant ceiling light. Decorative coving ceiling lighting.

Bedroom Three 10'4 x 11'6 (3.15m x 3.51m)

Window overlooking rear. Double fitted wardrobe. Fitted carpet. Radiator. Central pendant ceiling light. Decorative coving ceiling lighting.

Bedroom Four 9'3 x 10'11 (2.82m x 3.33m)

Window overlooking rear. Fitted carpet. Radiator. Central pendant ceiling light.

Bathroom 6'10 x 5'8 (2.08m x 1.73m)

Modern three piece suite in white with features to include panelled bath with mixer tap and wall mounted mains connected shower behind a glazed screen. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Obscure glazed window to rear. Part tiled walls. Wood effect laminate flooring. Radiator. Ceiling spotlights. Extractor fan. Shaving point.

Outside

Off road driveway parking to the side of the property leads to detached single car garage. There are steps to the front of the property and the front garden is laid to decorative pebbles for ease of maintenance. Pedestrian side gate off the drive offers access into the rear garden which enjoys a southerly aspect and is private and enclosed with a spacious patio for seating and alfresco entertaining. A flat parcel of lawn leads to attractive walled planted borders at the rear.

Detached Garage

Up and over door. Light & power. Door to rear storage area.

Services

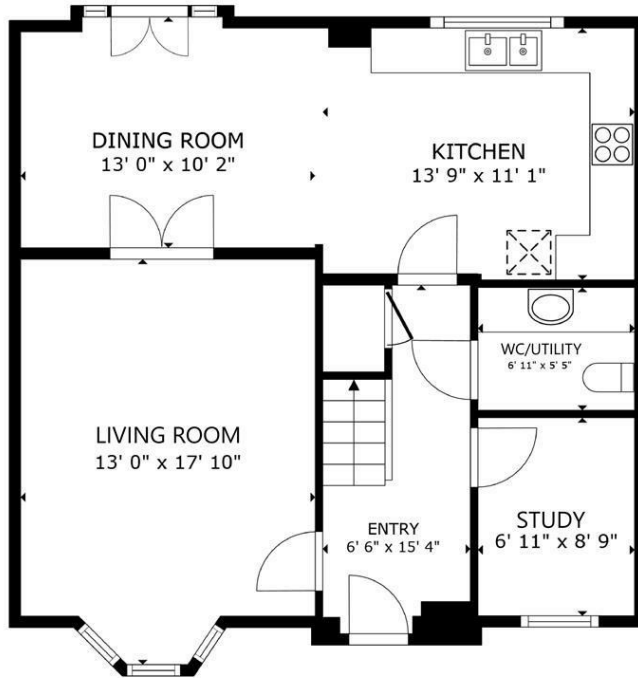
All mains services are connected to the property. Gas central heating. UPVC double glazing throughout.

Directions

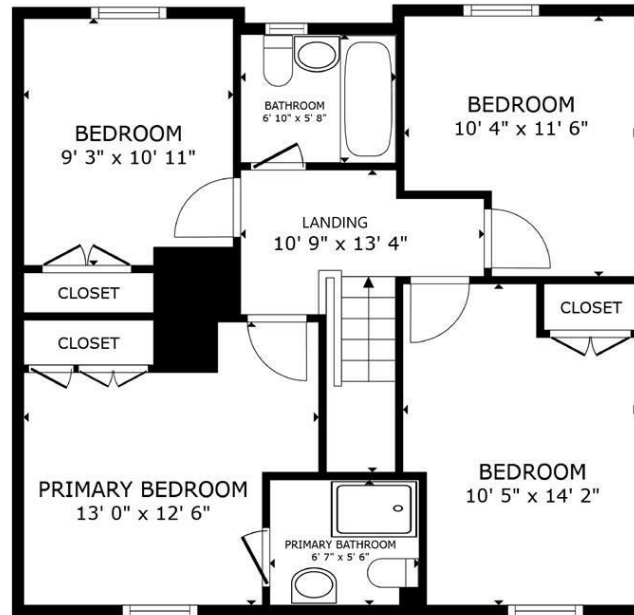
From our office at 65 High Street travel in a westerly direction up the High Street and take the turning left onto Llantwit Major Road. Travel up the hill and just after the pedestrian traffic lights take your right hand turning into Dunraven Close. Take your next left onto Cae Ffynnon, travel along the road until reaching number 16 on your left hand side.







FLOOR 1



FLOOR 2

HARRIS & BIRT
CHARTERED SURVEYORS &
ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1 718 sq.ft. FLOOR 2 696 sq.ft.
TOTAL : 1,414 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

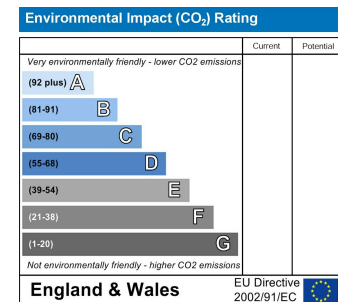
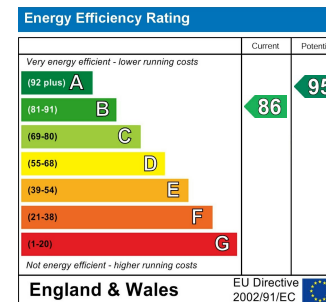
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