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1 Clos Ffawydd
Ystradowen, Cowbridge,
The Vale of Glamorgan,
CF71 7SE

1 Clos Ffawyddden

Asking price **£585,000**

A spacious, detached, ex-show home, executive family property, offering generous sized living and bedroom accommodation ideal for a large or growing family.

Spacious five bedroom detached property

Two reception rooms plus conservatory extension

Kitchen/breakfast room, utility room and ground floor cloakroom

Five bedrooms to first floor, bedroom one with en-suite bathroom, bedrooms three and four share 'Jack and Jill' en-suite bathroom, separate family bathroom

Situated in Ystradowen village with views of the Church

Landscaped low-maintenance enclosed south facing garden

Ample off-road parking and integral double garage

Cowbridge comprehensive school catchment

Offered to market for first time since new

Vacant possession and no ongoing chain





A spacious, detached, ex-show home, executive family property, offering generous sized living and bedroom accommodation ideal for a large or growing family. This well maintained and presented, five bedroom detached family home was the original show house for this sought after and conveniently located development.

The property offers ideal accommodation for a large or growing family with two reception rooms and conservatory extension and five double bedrooms. There is potential to convert part or whole of the integral double garage (subject to relevant planning permission). The property offers mature landscape gardens to front and rear with an abundance of shrub and tree specimens. Briefly, the accommodation comprises of a central ENTRANCE HALLWAY, (10'7" widening to 13'6"x7'5") with stairs rising to a first floor gallery landing. The LOUNGE, (16'6"x14'8") gas fire set on a light marble hearth with matching inset, ornate wooden surround and mantle. A window and French doors lead into the conservatory extension. This UPVC double glazed CONSERVATORY, (11' x14'9") has a pitched glazed roof with full

fitted blinds, ceiling light/fan point, benefits from central heating making it a usable room throughout the year. The DINING ROOM, (10'6"x10'11") with doors from hallway and kitchen/breakfast room has a large picture window to front. The KITCHEN/BREAKFAST ROOM, (8'2" widening to 11'1"x19'1") with windows and French doors leading to the garden, offers a range of pine, base and wall mounted units with white roll top work surfaces and splashback tiling over. Integrated double oven with four burner gas hob, dishwasher, free-standing fridge/ freezer and integrated fridge. The kitchen has ceramic tile flooring which continues into the utility room. The UTILITY ROOM, (7' x 5'2") which has a glazed pedestrian door to side, it offers further base and wall mounted units with space and plumbing for white goods and houses the gas fired central heating boiler. The ground floor CLOAKROOM, has a white two piece suite.

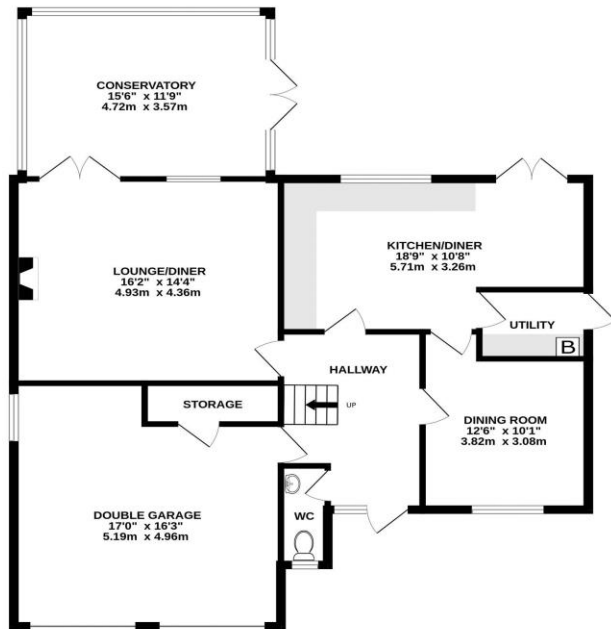
The first floor LANDING, (14'4"x6'8"+ recesses) with loft inspection point plus built-in airing cupboard gives access to the bedroom accommodation. The house has five generous sized bedrooms. The four largest bedrooms all benefit from fitted

wardrobe furniture. BEDROOM ONE, (11'9"x11'2" to built-in wardrobes) located at the front of the house, enjoys views of the church and neighbouring pub, it benefits from an EN-SUITE BATHROOM, (7'x 6'4") which has a white three-piece suite which includes a panel bath with full splash back tiling over and fitted mains power shower. BEDROOM TWO (9'8"x12'6" to built-in wardrobes) is also located at the front of the house enjoying the same views. BEDROOM THREE, (8'10" widening 13' max x 11'8") and BEDROOM FOUR, (10'6" widening to 14'10" max x 9'8" to built-in wardrobes) both comfortable double bedrooms which have fitted sink units and share access into a 'Jack and Jill' EN-SUITE BATHROOM, (5'5"x8') The en-suite has a window to rear and a panel bath with full splash back tiling above and a mains power shower fitted. BEDROOM FIVE, (7'9"x9'8") currently used as a home office and is located at the rear of the house enjoying the same views over the garden as bedrooms two and three.

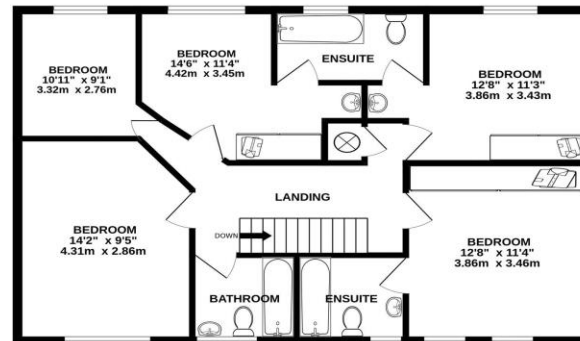
Accessed from the hallway is an integral DOUBLE GARAGE, once used as the sales office, the garage lends itself to be converted into additional living accommodation, subject to planning. It currently has two single up over doors from the driveway, plus a pedestrian door and window to side. The walls are dry lined and wallpaper and a dado rail is fitted. Door into built-in under storage cupboard.

Outside to the front of the property is a paved driveway offering parking space for 3/4 vehicles. Adjacent to the driveway is an ornate gravel forecourt garden with mature shrubs and trees. To the rear is an enclosed south facing garden with an abundance of mature shrubs and trees bordered by overlap with fencing and laid with flagstone patio and ornate gravel.

GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 1940 sq.ft. (180.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From Cowbridge town centre travel along the High Street onto Eastgate. At the traffic lights turn left. Proceed along this road, passing the Comprehensive School through Aberthin and Maendy. As you enter Ystradowen take the first right into Clôs Ffawyddden and No. 1 is found immediately on the right hand side.

Tenure

Freehold

Services

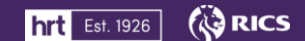
Mains water, electric, gas and drainage
 Council Tax Band G
 EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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