

hrt

herbert r thomas

2 Ffordd Y
Dderwen

Ystradowen, Vale of
Glamorgan, CF71 7SG

hrt.uk.com



2 Ffordd Y Dderwen

Asking price **£549,500**

Substantial 5 bed detached family house in a quiet residential village location close to Cowbridge and in catchment for excellent primary and comprehensive schooling.

Large detached 5 bedroom, 3 bathroom family house in well located residential area

Entrance hall and cloakroom, living room, dining room and play room, kitchen/breakfast room, utility

Master bedroom with en-suite, Second & third bedrooms with "Jack & Jill" en-suite, fourth & fifth bedrooms, family bathroom

Lawned and paved gardens, double width driveway and single garage

Village location within walking distance of pub/restaurant, church, village hall, garage and shop

Close to the country town of Cowbridge





Spacious generously proportioned modern detached 5 Bedroom, 3 Bathroom, family house in a well regarded conveniently located Vale village.

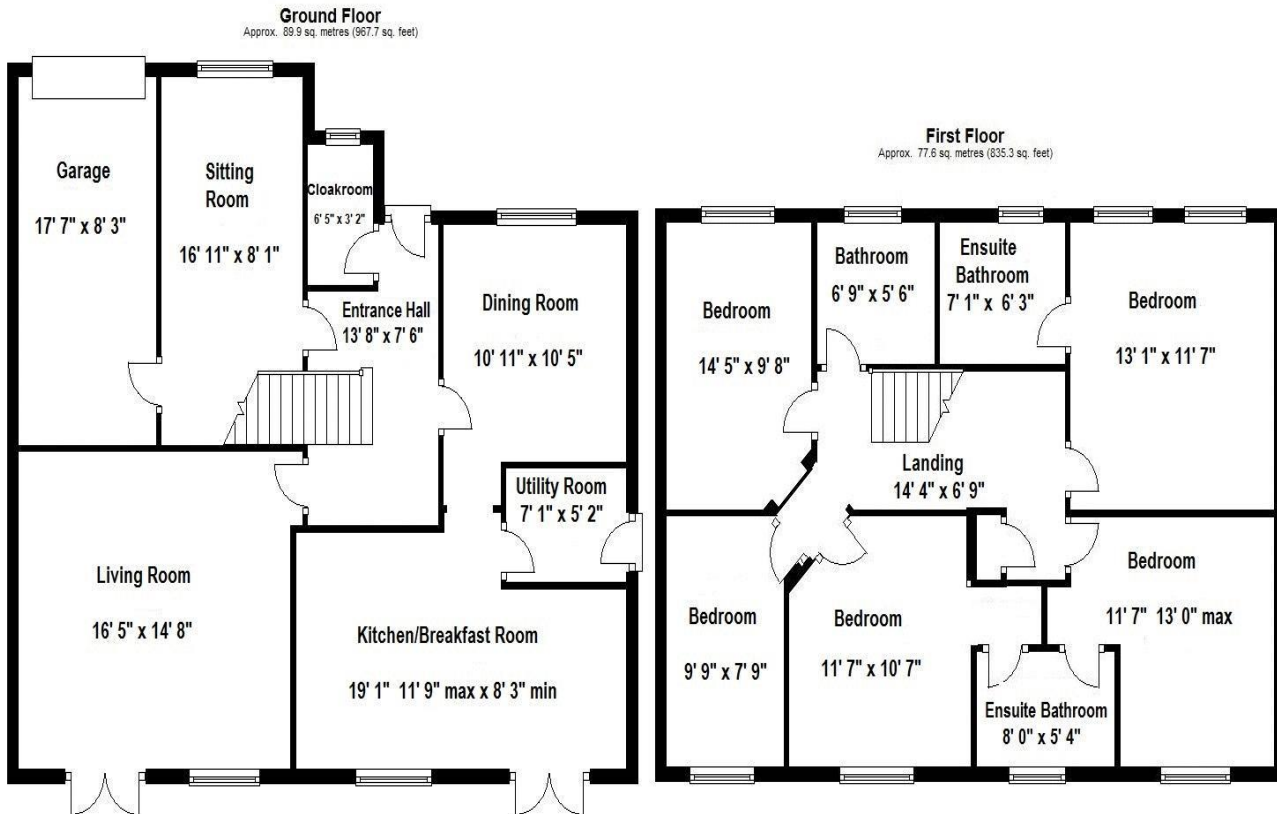
Covered entrance porch and double glazed entrance door to HALLWAY, (13'7" x 7'6") timber effect vinyl floor, spindle staircase to first floor. CLOAKROOM, (6'6" x 3'3") white low level WC and pedestal wash hand basin, ceramic tiled floor and frosted double glazed window. LIVING ROOM, (16'6" x 14'9") large principal room, gas fire with carved timber surround and mantle, double glazed French doors and window to rear garden. PLAY ROOM, (10'6" x 11'), double glazed windows to front garden. DINING ROOM, (17'2" x 9') timber effect laminate floor, double glazed window to front, connecting door to garage. KITCHEN/BREAKFAST ROOM, (19'2" max x 12') timber

fronted base and wall cupboards with roll top work surface, inset one and a half bowl sink and drainer, integrated double oven, hob, extractor and dishwasher. Ceramic tiled floor, double glazed window and French doors to rear garden. UTILITY ROOM, (7'2" x 5'3") fitted base cupboard, roll top work surface and stainless steel sink and drainer, space and plumbing for washing machine and tumble drier, wall mounted gas fire, door to side.

LANDING with loft hatch, airing cupboard with pressurised hot water tank. BEDROOM 1, (16'8" x 13'5") built in wardrobes, double glazed windows and door to EN-SUITE BATHROOM, (7'2" x 6'3") panelled bath with shower and shower screen over, low level WC and wash hand basin with tiled splash back and vanity cupboard, frosted window. BEDROOM 2, (11'8"

x 13" max) built in wardrobes and dressing table, double glazed window to rear garden, wash hand basin and vanity unit. Door to "JACK & JILL" BATHROOM, (8' x 5'6") panel bath, low level WC, frosted double glazed window. Connecting door to BEDROOM 3, (11'8" x 15'8" max 10'6" min) built in mirror doored wardrobes, double glazed window to rear elevation. DOUBLE BEDROOM 4, (9'8" x 14'6") Double glazed window to front elevation. BEDROOM 5, (9'10" x 7'8"), with double glazed window overlooking rear garden with partial rural views. FAMILY BATHROOM, (6'9" x 5'6") white suite including panel bath, low level WC, wash hand basin with vanity cupboard, part tiled walls, frosted double glazed window.

Lawned front garden enclosed by a low privet hedge, double width tarmac driveway providing parking and access to SINGLE GARAGE, (17'6" x 8'3") single up and over door, power and light. The rear garden has a wide patio leading onto a flat lawn, enclosed by brick walling and timber feather board fence panelling.





Directions

From our Cowbridge offices travel in an easterly direction up The High Street to the traffic lights. Turn left at the traffic lights, through Aberthin an onto Ystradowen. On approaching Ystradowen turn first right into Clos Fferwydden and first right into Ffordd Y DDerwen where No. 2 is the first property on your left hand side. What3words: limelight.clock.merchant

Tenure

Freehold

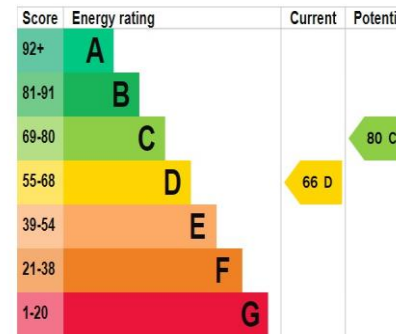
Services

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

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

