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13 Cae Wyndham
Cowbridge
The Vale Of Glamorgan
CF71 7FL
hrt.uk.com



13 Cae Wyndham

Asking price **£359,950**

A beautifully presented, modern, three bedroom semi-detached family home, situated in an enviable position with views into greenbelt to front and landscaped south facing rear garden.

No Ongoing Chain

Modern Taylor Wimpey built semi-detached family home.

Sought after development on the periphery of Cowbridge.

Beautifully presented and maintained accommodation throughout.

Lounge plus separate kitchen/dining room.

Three bedrooms to first floor, bedroom one with en-suite shower room.

Off-road parking for two vehicles.

Landscaped enclosed south facing rear garden.

Views to front into greenbelt.

Viewing is highly recommended.





Situated on the sought after Claire Gardens development on the periphery of Cowbridge lies this modern Taylor Wimpey built, three bedroom semi-detached family home.

Offered to the market for the first time since new, the property offers well-presented and lovingly maintained accommodation throughout. It sits in an enviable position with views to front into greenbelt, and with a south facing landscaped rear garden.

The accommodation briefly comprises; an ENTRANCE HALL with stairs to the first floor. The LOUNGE with window to

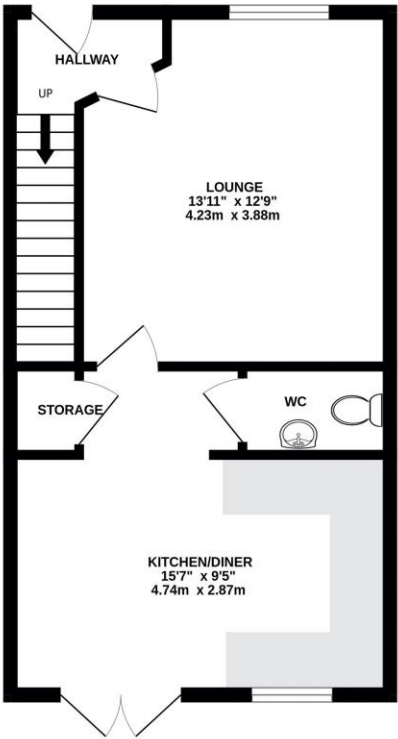
front, enjoying views of the greenbelt, is a generous sized reception room which leads into the kitchen/dining room. The KITCHEN/ DINING ROOM with window and French doors leading into the rear garden, offers a fitted range of powder coat grey coloured base, larder and wall-mounted units, with butchers block effect work surfaces and matching splashback. Integrated range of appliances including oven, gas hob with hood over, dishwasher, fridge/freezer and washing machine. The kitchen has full ceramic tiling to floors. Between the kitchen and lounge is

a ground floor CLOAKROOM housing a white two-piece suite. Also door into useful under stairs storage cupboard.

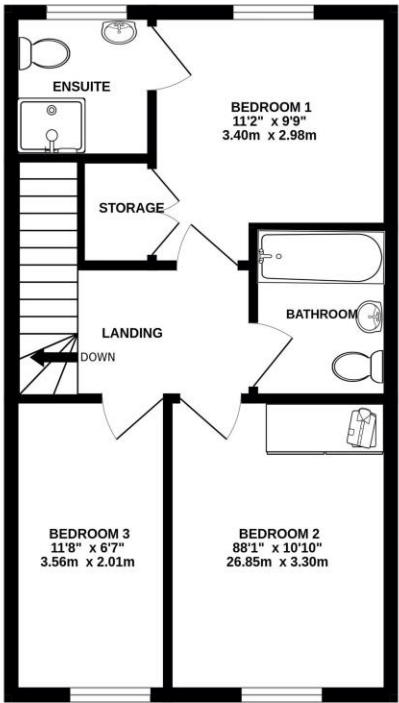
The first floor LANDING gives access to the bedroom accommodation. BEDROOM ONE is located at the front of the property with views into the greenbelt. It benefits from built-in double wardrobe plus EN-SUITE SHOWER ROOM with a white three-piece suite and extensive tiling to floor and walls. BEDROOM TWO and BEDROOM THREE are located at the rear of the house with views over the garden. Bedroom two is also a comfortable double bedroom with built-in double wardrobe. The FAMILY BATHROOM offers a white three-piece suite which includes a panel bath with electric power shower over plus ceramic tiled floor and extensive splashback tiling to walls.

To the front of the property is a double width driveway with parking for two vehicles. A gated side pathway leads into the enclosed landscape rear garden. A paved patio with raised vegetable border extends from the rear of the house with steps leading up to a lawned garden with decked sitting area, raised flower borders, fitted seating and Asguard security rated shed. The garden lies in a southerly direction and enjoys the sun throughout the day.

GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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 our office on the High Street, travel on to Westgate. Turn left onto the Llanwit Major Road. Take the first right hand turning into the Clare Garden development. As the road bears left, turn right and proceed straight ahead. Drop down the hill and proceed onto Cae Wyndham where No.13 will be found on the right hand side. What3words: knowledge.obstinate.winter

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band F
EPC Rating B

Viewing strictly by
appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

