



2 Cae Wyndham
Cowbridge, Vale Of Glamorgan, CF71 7FL

Watts
& Morgan



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Guide Price £575,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A substantial five bedroom detached family home, located within walking distance to Cowbridge High Street. Nestled in the popular Taylor Wimpey Development built in 2021, this 'Lavenham' design comprises; hallway with cloakroom/WC, home office, lounge with French doors and kitchen/dining room with integral appliances and utility. First floor landing leading to five double bedrooms; two with en-suite shower rooms and a 3-piece family bathroom. Externally enjoying off-road private driveway parking for two vehicles leading to a double integral garage, and a lawned south-facing rear garden.

EPC Rating; 'B'.



Cowbridge Town Centre – 0.6 miles

Cardiff City Centre – 17.4 miles

M4 Motorway – 10.1 miles

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Summary of Accommodation

ABOUT THE PROPERTY

Positioned opposite open green space in Clare Garden Village, this 'Lavenham' design by Taylor Wimpey offers five double bedrooms and a superb double garage providing useful storage to this well-proportioned family home.

The property benefits from many upgrades to include: LED spotlighting, fully tiled shower rooms, external power sockets and external cold/hot water tap.

Entrance via a composite glazed door into the welcoming hallway with tiled flooring and a carpeted staircase leads to the first floor with oak balustrade. A modern 2-piece cloakroom/WC serves the ground floor.

To the front of the property lies a good size home office, offering versatility as a snug / family room, with shuttered window.

To the rear of the property is the generous lounge offering uPVC French doors which lead onto the rear garden.

Adjacent to the lounge is the L-shaped kitchen/dining room which has been fitted with a range of handle-less high gloss graphite wall and base units with complementary marble-effect laminate work surfaces. A range of integral 'AEG' appliances to remain to include; 4-ring gas hob, double oven with grill, fridge/freezer and dishwasher. Offering continuation of ceramic floor tiles leading into the dining area with French doors providing access onto the rear patio area. The kitchen presents a useful shelved pantry cupboard and also leads into a separate utility room with additional base units, plumbing for appliances and access out to the side of the property. The gas central heating boiler is housed here.

To the first floor, an airing cupboard houses the hot water tank and a loft hatch gives access to the loft space with all doors leading off to the bedrooms.

The principal bedroom is a spacious double room with two shuttered windows over-looking the Village green. This double bedroom benefits from two double fitted wardrobes and leads into a 3-piece fully tiled en-suite shower room.

Another second guest bedroom has a contemporary en-suite shower room and the benefit of double fitted wardrobes.

Completing this first floor are three further double bedrooms; two with fitted wardrobes, and each bedroom having shared used of the 3-piece fully tiled family bathroom fitted with a modern suite with dual shower over bath and a chrome heated towel rail.



GARDENS AND GROUNDS

2 Cae Wyndham is neatly positioned on Clare Garden Village Development opposite a village green and nearby children's play park with off-road private driveway parking for two large vehicles. The driveway leads to a double integral garage with full power supply and two manual up and over doors. Side access is provided to the rear of the property.

To the rear of the property is a generous south-facing lawned garden with small patio area, ideal for Al-Fresco dining to enjoy the sunny aspect.

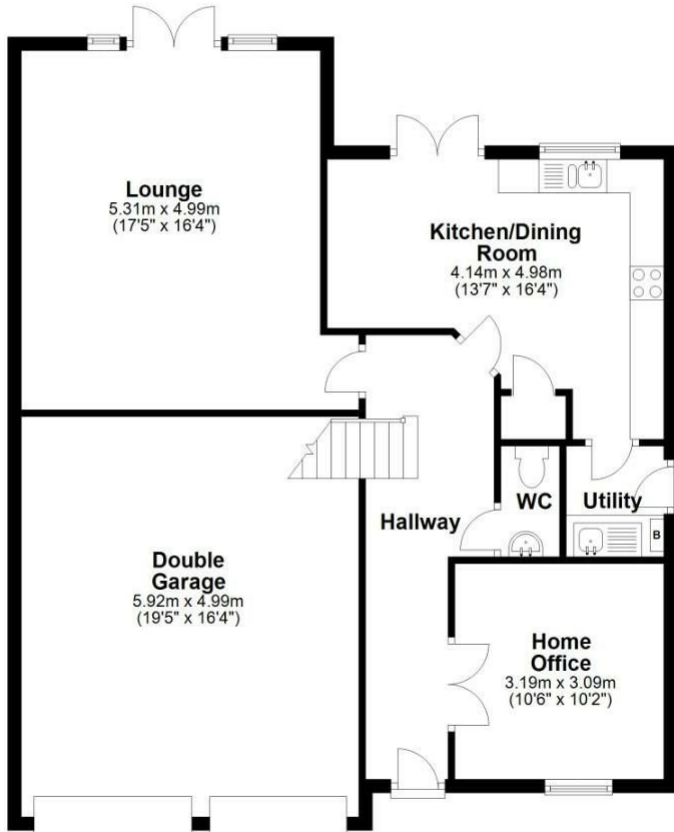
ADDITIONAL INFORMATION

All mains services connected. Freehold. Council Tax Band G. Communal Development Charge to cover play areas, public gardens and greenspaces approx £tbc. NHBC 10 year Buildmark policy in place from 2021.



Ground Floor

Approx. 97.0 sq. metres (1043.9 sq. feet)



First Floor

Approx. 83.1 sq. metres (894.5 sq. feet)



Total area: approx. 180.1 sq. metres (1938.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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