



5 Cae Wyndham, Cowbridge
Vale of Glamorgan, CF71 7FL

Watts
& Morgan



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Guide Price £350,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well-proportioned and adaptable, three bedroom town house. Located just a short stroll of Cowbridge High Street and nestled within the popular 'Taylor Wimpey' Clare Garden Village Development. Flexible accommodation throughout includes; entrance hallway, cloakroom/WC and playroom. First floor living accommodation with lounge, kitchen/dining room and home office. Second floor with two double bedrooms, one with ensuite, a single third bedroom and a 3-piece bathroom. Landscaped garden with patio area and a larger than average garage with private driveway parking.

EPC Rating; 'B'.

Directions

Cowbridge Town Centre – 0.5 miles

Cardiff City Centre – 21.3 miles

M4 Motorway – 9.6 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Fronting a tall-tree lined stream, with adjacent greenery, number 5 Cae Wyndham sits within a lovely position on this reputable development. Built by Taylor Wimpey in 2022, this 'Usk' design offer flexibility and adaptable accommodation throughout.

To the ground floor, a large welcoming hallway offers a carpeted staircase to the first floor landing and has a 2-piece cloakroom/WC. Also, a useful storage/playroom with wood laminate flooring and provides a good size storage cupboard with full power supply.

To the first floor lies the living accommodation. To the front aspect is a bright lounge with three large windows providing a sunny aspect. Adjacent to the lounge is a useful home office/study. Spanning the width of the property lies the kitchen/dining room. The kitchen has been fitted with a range of contemporary matt white wall and base units with marble-effect work surfaces. A range of integral appliances to remain to include; 4-ring gas hob with oven/grill and extractor hood over, fridge/freezer, dishwasher and a washer/dryer. Additionally presenting a 'Franke' stainless steel sink unit, one cupboard houses the gas combi boiler and uPVC French doors provide access onto the large rear patio area which is ideal for Al-fresco dining.

To the second floor are two good size double bedrooms, both with fitted wardrobes, and a third single bedroom.

The principal bedroom has its own 3-piece ensuite shower room and the other two bedrooms have shared use of a 3-piece fully tiled family bathroom.



GARDENS AND GROUNDS

No.5 is neatly positioned within this popular development, with a large area of greenery to the side of the property and just a stones throw away from a young children's playpark. The property has its own private side access provided to the garden, plus private driveway parking for two vehicles.

The rear garden has been landscaped to offer a large patio area, with ample space for outdoor furniture, along with a lawned garden and stepped access to the front of the property with side gate.

ADDITIONAL INFORMATION

All mains services connected. Gas fired central heating. Freehold. Council Tax Band TBC.

Communal Development Charge to cover play areas, public gardens and greenspaces approx £tbc. NHBC 10 year Buildmark policy from 2022.



Total area: approx. 106.7 sq. metres (1148.7 sq. feet)

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

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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 84 | |
| (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 | |





Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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