



Llwyncoed, 5 Ash Grove, Ystradowen,
Nr Cowbridge, CF71 7TQ

Watts
& Morgan



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Ystradowen, Nr Cowbridge CF71 7TQ

Guide Price £799,950 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A well-maintained and spacious family home located in the heart of Ystradowen. Ideally located for Cowbridge schooling and good road links to the M4 corridor. Over 2400 sq ft of accommodation to include; entrance hallway, lounge, family room, dining room leading to kitchen/breakfast room and ground floor cloakroom/WC. First floor landing; large principal bedroom with dressing room and luxurious en-suite bathroom; plus four further double bedrooms and two bathrooms. A generous plot with large lawned front and rear gardens backing onto farmland, with paved entertaining areas.

EPC Rating; 'D'.



Directions

Cowbridge Town Centre – 2.9 miles

Cardiff City Centre – 16.7 miles

M4 Motorway – 5.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

A long driveway from the small cul-de-sac within the centre of Ystradowen leads to the canopied entrance for 5 Ash Grove.

The welcoming entrance hallway has tiled flooring, a neat cloakroom/WC and a carpeted staircase leads to the first floor landing.

Located directly off the hallway is the lounge which is a generous sized reception room offering a dual aspect with broad window overlooking the front and uPVC patio doors providing access out onto the rear garden. A central feature to this room is the freestanding log burner with slate hearth and tiled backplate.

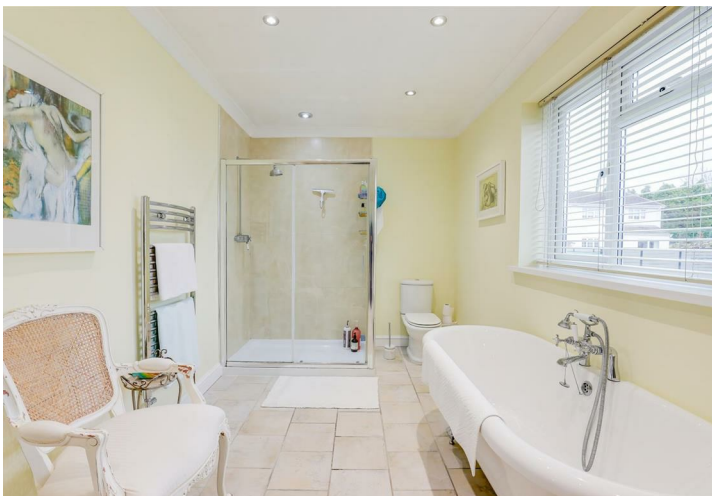
Opposite the lounge is a neutrally decorated family room with shuttered window to the front aspect.

Located to the rear of this family home lies the dining room with patio doors providing access out onto the rear patio with wood-plank LVT flooring. This room is directly next to the kitchen/breakfast room which is fitted with a range of shaker-style wall and base units with complementary stone surfaces. With freestanding 'Rangemaster' cooker (to remain) featuring; a 6-ring gas hob, dual ovens, warming drawer and grill with large fitted extractor hood over. Plumbing and space is provided for a freestanding dishwasher. A broad window over-looks the rear garden and a uPVC stable door provides access out to the paved area. There is access from here into the double garage.

The first floor galleried landing enjoys a lovely outlook over the garden and farmland beyond, with loft hatch giving access to the loft space along with a large airing cupboard which houses the hot water tank and an additional cupboard housing the 'Viessmann' gas boiler.

The principal bedroom is an extremely large double room with a lovely outlook to the front over the cul-de-sac and vale farmland. This impressive room benefits from its own walk-in dressing room and a luxurious 4-piece en-suite bathroom with roll-top bath and large double shower. There is also a range of fitted storage cupboards.

There are four further neutrally decorated double bedrooms on offer, each with their own fitted storage and have shared use of a 3-piece family bathroom along with a contemporary fully tiled shower room with double shower enclosure.



GARDENS AND GROUNDS

Ash Grove is a reputable small cul-de-sac within the centre of Ystradowen, just a short drive to two superb High Streets within Cowbridge and Pontyclun. No. 5 benefits from a long driveway which provides parking for four vehicles leading to a double garage with an electrically operated door, full power and water supply.

The large front garden is predominately laid to lawn with a central planted flowerbed. Gated access is provided around to the rear of the garden.

The south-facing rear garden has been beautifully landscaped to offer a large paved entertaining area with raised planted borders and central steps lead onto a raised lawn which is bordered by mature shrubs, backing onto farmland. The garden benefits from an outside water tap and external power sockets to both front and rear.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Council tax band G.



Total area: approx. 225.9 sq. metres (2431.0 sq. feet)

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



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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			
(81-91) B			
(69-80) C		68	80
(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	



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