



5 Ty Mawr Close, Ystradowen,
Nr Cowbridge, Vale Of Glamorgan, CF71 7TD

Watts
& Morgan



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Nr Cowbridge, Vale Of Glamorgan, CF71 7TD

Guide Price £600,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well-maintained and spacious four bedroom detached family home located in the heart of Ystradowen. Ideally located for Cowbridge schools and good road links to the M4 corridor. Over 1600 sq ft of accommodation to include; entrance hallway, lounge, dining room, kitchen/breakfast room, utility and ground floor cloakroom/WC. First floor landing; four double bedrooms, ensuite and 4-piece family bathroom. A generous lawned plot backing onto farmland, with paved seating areas. Long driveway parking and single garage.

EPC Rating; 'TBC'.



Directions

Cowbridge Town Centre – 2.8 miles

Cardiff City Centre – 16.5 miles

M4 Motorway – 5.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Fronting the road through Ystradowen, and nestled in the heart of the Village itself, sits 5 Ty Mawr Close. Brought to the market for the first time in over 40 years.

A long lawned frontage and double driveway leads to the front porch, with secondary glazed door into the entrance hallway. The hallway leads to all ground floor accommodation and a 2-piece cloakroom/WC.

The lounge is a light filled generous reception room with a focal feature to this room being the limestone fireplace with inset living flame gas fire. A broad uPVC window overlooks the front lawn.

Adjacent to the lounge is a separate dining room / family room with large window enjoying a lovely outlook over the garden.

The kitchen / breakfast room has been extended over the years to provide a good sized L-shaped room offering a good range of fitted oak wall and base units with complementary laminate work surfaces. Integral appliances to remain to include; induction hob, double oven/grill, dishwasher and undercounter fridge. There is ample space for breakfast table and chairs, and a uPVC window overlooks the rear garden.

From here, the utility room provides additional base units and work surface space with sink unit and a freestanding washer-dryer to remain. Also an additional drinks fridge, plus tall fridge/freezer. The newly installed (Nov 2023) gas-fired combi boiler is located here, and access is provided out to the rear garden.

To the first floor landing is a useful laundry closet, a loft hatch which gives access to a partially boarded space with pull-down ladder and leads off to all bedroom accommodation.

All four bedrooms are double sized rooms; the two smaller double rooms facing the rear aspect and enjoy wonderful countryside views across to the 18th Century Ash Hall and its gardens. The principal bedroom has its own en-suite shower room, and the other bedrooms have shared use of the 4-piece family bathroom with separate shower and bath.



GARDENS AND GROUNDS

5 Ty Mawr Close sits on a generous plot of predominately lawned front and rear gardens. The front garden has a wonderful cherry blossom tree offering beautiful colour through spring and early summer, whilst the raised lawn has several mature trees and shrubs. Side access is provided to the rear.

A long driveway leads to the entrance and to the integral single garage with manual up and over door and full power supply.

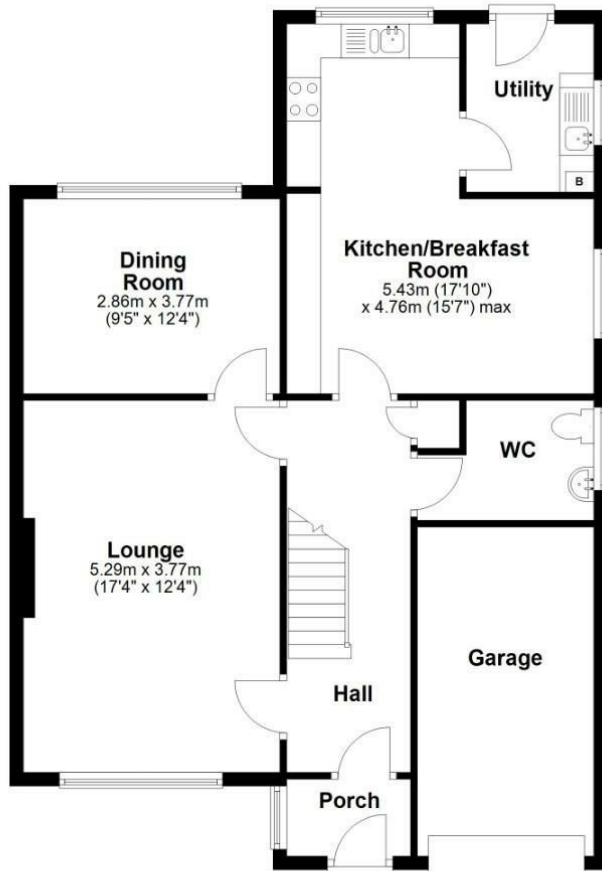
To the rear of the property is a landscaped west-facing garden offering several paved seating areas, planted borders and lawn area backing onto farm fields. Plus, there is a timber storage shed to remain.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating (New Baxi boiler Nov 2023). Council tax band H.

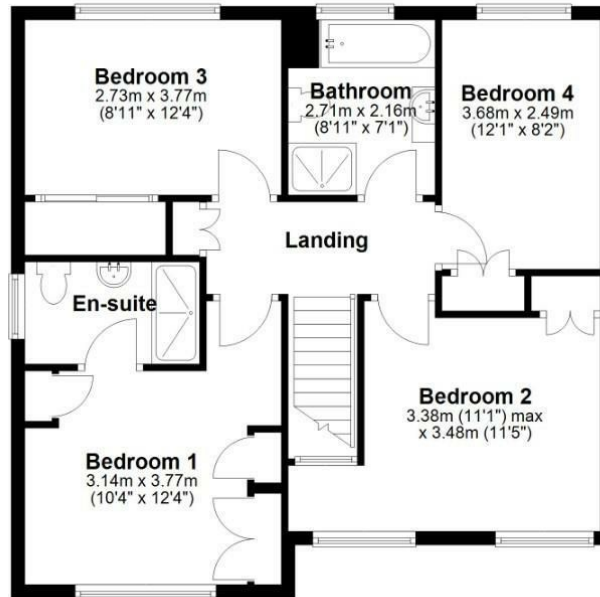
Ground Floor

Approx. 87.9 sq. metres (945.8 sq. feet)



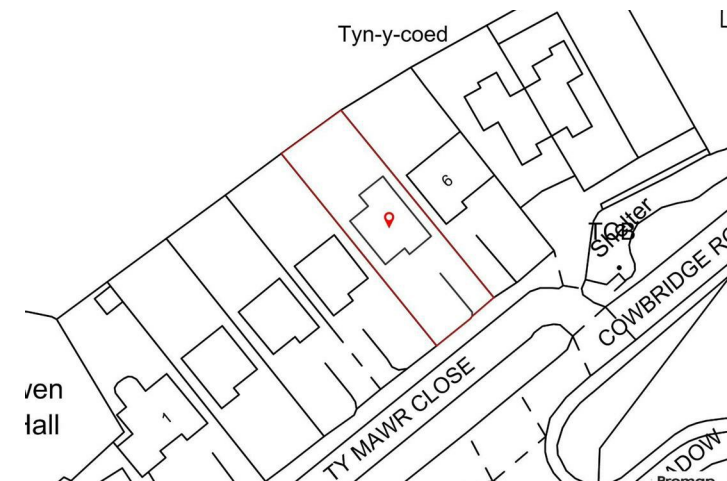
First Floor

Approx. 68.7 sq. metres (739.5 sq. feet)



Total area: approx. 156.6 sq. metres (1685.3 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			
(81-91) B			
(69-80) C		70	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	



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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