



21 Cae Ffynnon, Cowbridge,
Vale Of Glamorgan, CF71 7FJ

Watts
& Morgan



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Vale Of Glamorgan, CF71 7FJ

Offers In Excess Of £599,950 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms
Double Integral Garage

A substantial and immaculately-presented five bedroom detached family home, located within walking distance to Cowbridge High Street. Nestled in the popular Taylor Wimpey Development built in 2020 with private outlook to the front over green space. This 'Lavenham' design offers accommodation over 1,900 sq ft to include; hallway with cloakroom/WC and leads to integral double garage, snug, lounge with log burner and contemporary kitchen/dining room with integral appliances and utility. First floor landing leading to five double bedrooms; two en-suite and a 3-piece family bathroom. Externally enjoying private driveway parking for two vehicles leading to a double integral garage with electric doors, and a lawned / paved rear garden. Viewing highly recommended to appreciate this impressive family home within Cowbridge School Catchment.

EPC Rating; 'B'.

Directions

Cowbridge Town Centre – 1.2 miles

Cardiff City Centre – 17.3 miles

M4 Motorway – 10.5 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

In a private position opposite open green space in Clare Garden Village, this 'Lavenham' design by Taylor Wimpey offers five double bedrooms and a superb double garage with remote-controlled electric doors providing useful storage/gym area to this well-proportioned family home.

The property benefits from many upgrades to include: LED spotlighting throughout, log burner to the lounge and extra power sockets to the integral garage plus an integral door from the hallway with double electric roller shutter doors to the front (remote-controlled and insulated).

The ground floor has contemporary LVT flooring fitted throughout, and the welcoming hallway has a carpeted staircase 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 snug/family room, offering versatility as a home office, with feature panelled wall and a lovely outlook to the front.

To the rear of the property is the generous lounge with a contemporary log-burner with integral log store, and uPVC French doors lead onto the rear patio.

Adjacent to the lounge is the L-shaped kitchen/dining room which has been fitted with a range of handle-less high gloss wall and base units with complementary work surfaces and tiled splashback. A range of integral 'AEG' appliances to remain to include; 4-ring gas hob, double oven with grill, fridge/freezer and dishwasher. Offering French doors to the dining area providing access onto the rear patio with electrically operated blinds. The kitchen presents a useful 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 'Baxi' gas central heating boiler is housed here.

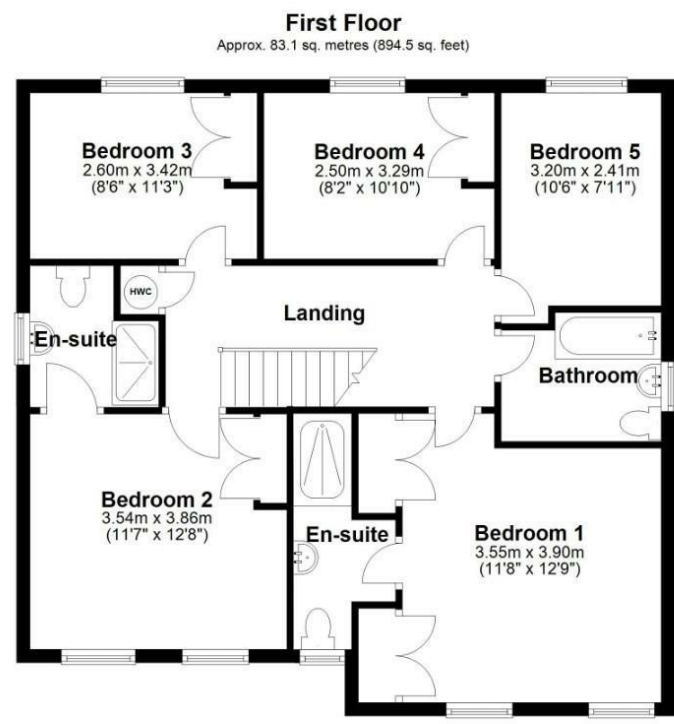
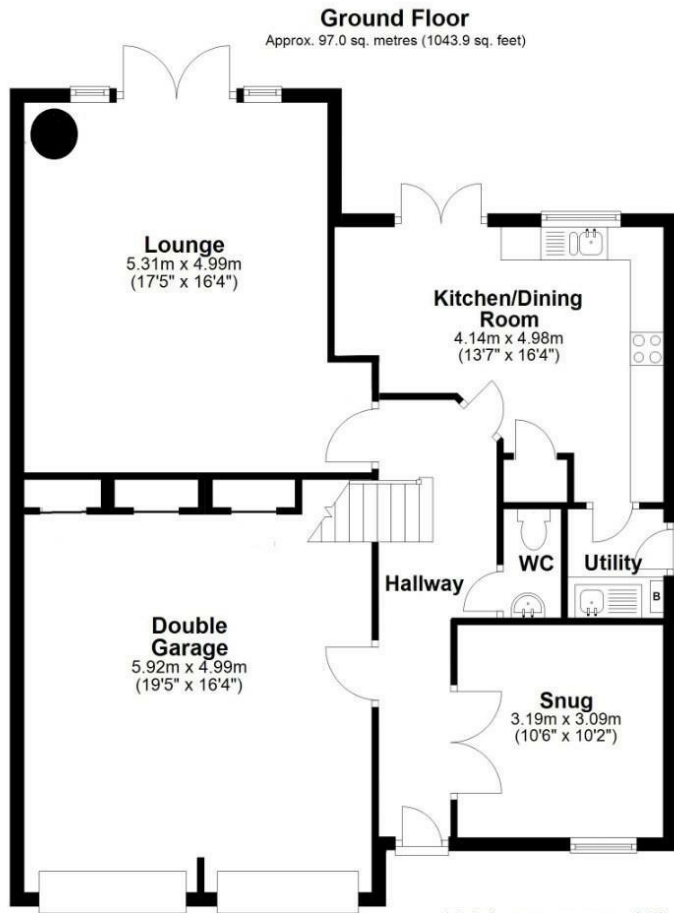


To the first floor, an airing cupboard houses the hot water tank and a loft hatch gives access to the loft space with all doors leading off to the five bedrooms and family bathroom.

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

Another second guest bedroom has a contemporary en-suite 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 modern 3-piece family bathroom.



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

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

GARDENS AND GROUNDS

21 Cae Ffynnon is neatly positioned in Phase One on the popular Clare Garden Village Development opposite fields and with private driveway parking for two large vehicles. The driveway has private access, with only two neighbouring properties sharing the driveway, benefiting from a private position. The double integral garage has remote-controlled electric roller shutter doors, full power supply and is ideal for a gym/workshop space. There are three fitted sliding door cupboards to remain, with a courtesy door leading into the hallway. Side access is provided to the rear of the property.

To the rear of the property is a generous lawned garden with paved area, ideal for Al-Fresco dining to enjoy the predominately private entertaining space.

ADDITIONAL INFORMATION

All mains services connected. Freehold. Council Tax Band G. Communal Development Charge to cover play areas, public gardens and greenspaces approx £200 per year. NHBC 10 year Buildmark policy from 2020.



| 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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