



The Sycamores, St. Owains Crescent
Cowbridge, CF71 7TB

Watts
& Morgan



The Sycamores, St. Owains Crescent

Ystradowen, Cowbridge, CF71 7TB

£399,950 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Delightful, modernised detached home to the edge of this popular development with recently refurbished accommodation including hallway with solid wood floor extending into living room, central kitchen/dining space opening to garden room to rear of property. Also utility area and cloakroom/WC. To the first floor: master bedroom with ensuite shower room, two further bedrooms and contemporary bathroom. Driveway parking and garage. Extremely usable level garden to the rear including wonderfully neat paved seating area and astro-turfed lawn.

Directions

Cowbridge Town Centre – 2.9 miles

Cardiff City Centre – 16.0 miles

M4 Llantrisant Motorway – 7.9miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the Property

The Sycamores is a detached family home understood to have been built in 1999 as a first part of this new development. The property has, in very recent years, been further refurbished, modernised by the current owners and now offers great, family friendly accommodation. An entrance porch leads to the ground floor entrance hallway with its solid wood flooring extending through into a living room to the front of the property. Doors lead from the hall to said living room, to a cloakroom/WC and to the kitchen/dining space with garden room beyond. The living room is a light space with a southerly aspect and a shuttered bay window to the front elevation. It is a comprehensively sizeable family space. To the very heart of the house is a kitchen/living/dining space running the width of the property with distinct kitchen and dining areas with a garden room to the far end. The kitchen itself includes a good range of units with solid wooden worktops surrounding a deep Belfast sink. Appliances, where fitted, are to remain and include gas hob, electric oven, fully integrated dishwasher and space for a tall fridge freezer. Adjacent utility room has space and plumbing for a washer and a dryer and twin wine cooling fridges (both these to remain). A door leads to the deep side elevation of the property. Tiled flooring to the kitchen and living space extending to the garden room, great addition to the rear of the property positioned to look out over and have direct access to the rear garden.

To the first floor the central landing area has doors leading to all three bedrooms and to the family bathroom. The largest, principal bedroom looks to the front elevation and includes fitted wardrobes and has its own very stylish ensuite shower room. The two good size bedrooms to the rear of the property both share use of the extremely contemporary family bathroom with double ended bath.

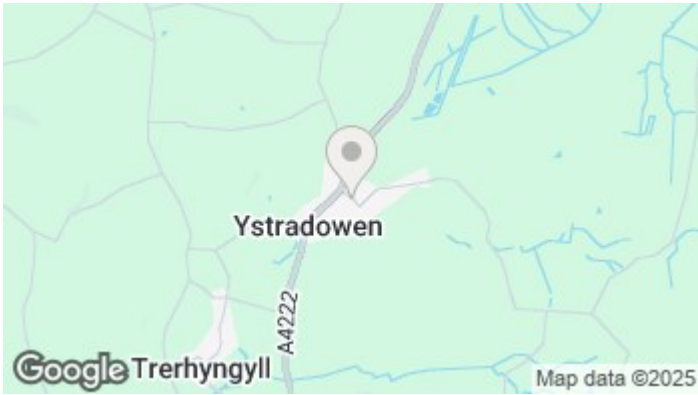


Garden & Grounds

The Sycamores is set on the corner of St. Owains Crescent in Sandy Lane and occupying this corner plot. A drop down curb leads to the driveway parking area fronting the property. This skirts passed a stoned front garden and has steps leading up to the principal entrance doorway. The driveway leads to the garage which itself is accessed via a roller shutter door. A pedestrian door leads from the garage into the rear garden. Rear garden itself has been re-modelled within the last year to provide a wonderfully neat paved seating area with paving extending to the deep side garden to the eastern side of The Sycamores. The paving in turn opens onto a considerably larger area of astro-turf lawn, enclosed by timber fencing and screened by maturing shrubs and bushes.

Additional Information

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band F

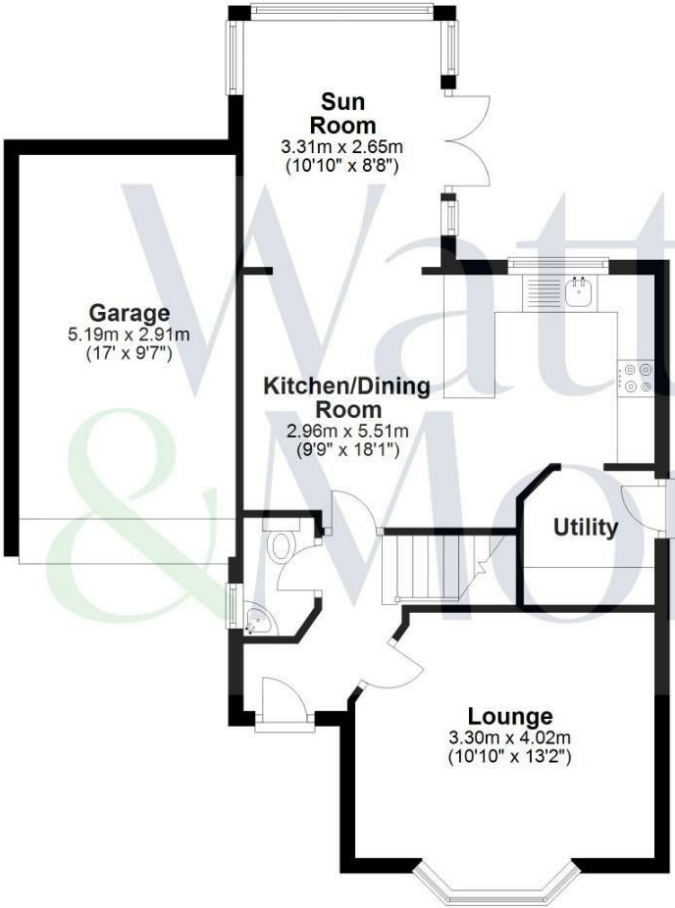


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



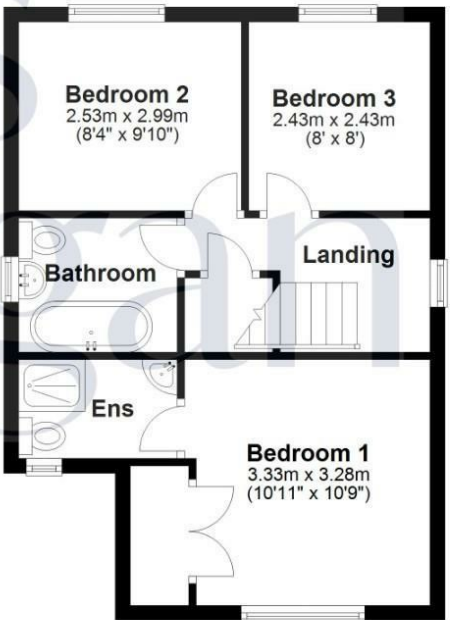
Ground Floor

Approx. 65.1 sq. metres (701.2 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



Total area: approx. 105.9 sq. metres (1140.1 sq. feet)

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.



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

Follow us on



**Watts
& Morgan**