



Cae Wyndham, £350,000

- Modern three bedroom townhouse within popular Clare Garden Village Development in Cowbridge
- Integral garage and double driveway
- En-suite, family bathroom and cloakroom
- Council Tax band D
- Lounge, study, kitchen /dining room and large store
- No Onward Chain



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About the property

An impressive and well-proportioned three bedroom townhouse on the popular and sought after Clare Garden Village development in Cowbridge. The 'Usk' housetype, of which there were only a few built offering versatile family living. The accommodation briefly comprises, entrance hallway, w.c, and large store room with additional under stairs cupboard. Carpeted staircase leads to the first floor where you have a bright living room with dual aspect views, a kitchen/dining room with French doors opening on to the landscaped garden, plus a separate study. To the top floor are two double bedrooms and one single. En-suite to master bedroom plus a family bathroom. Outside there is an integral garage, with the correct permissions has scope to convert, double driveway. Gated side access and landscaped rear garden with large patio area and area laid to lawn. Being sold with no onward chain and will be ready to occupy in approximately March / April 2024

Accommodation

Entrance Hall

Laminate flooring. Carpeted stairs leading to first floor.

Cloakroom

Laminate flooring. W.c, wash hand basin

Store

Laminate flooring. Large and versatile space. Current occupier uses it as a music and playroom. Door to understairs storage.

First Floor

Accessed via carpeted stairs. Access to all first floor rooms

Lounge

14' 1" x 11' 3" (4.29m x 3.43m)

Windows to front and side elevations. Carpets, radiator

Study

7' 5" x 5' 6" (2.26m x 1.68m)

Window to front. Carpets. Radiator



Kitchen / Dining Room

18' 11" x 8' 2" (5.77m x 2.49m)

Fitted with range of wall and base units with complimentary works surfaces. Sink and drainer with window to rear. Hob, oven and extractor hood. Open plan to dining room. Radiator. French doors opening to garden.

Second Floor Landing

Accessed via carpeted staircase from first floor to spacious landing giving access to all second floor rooms

Master Bedroom

12' 9" x 8' 2" (3.89m x 2.49m)

Carpets, radiator and window to front aspect.

En-Suite

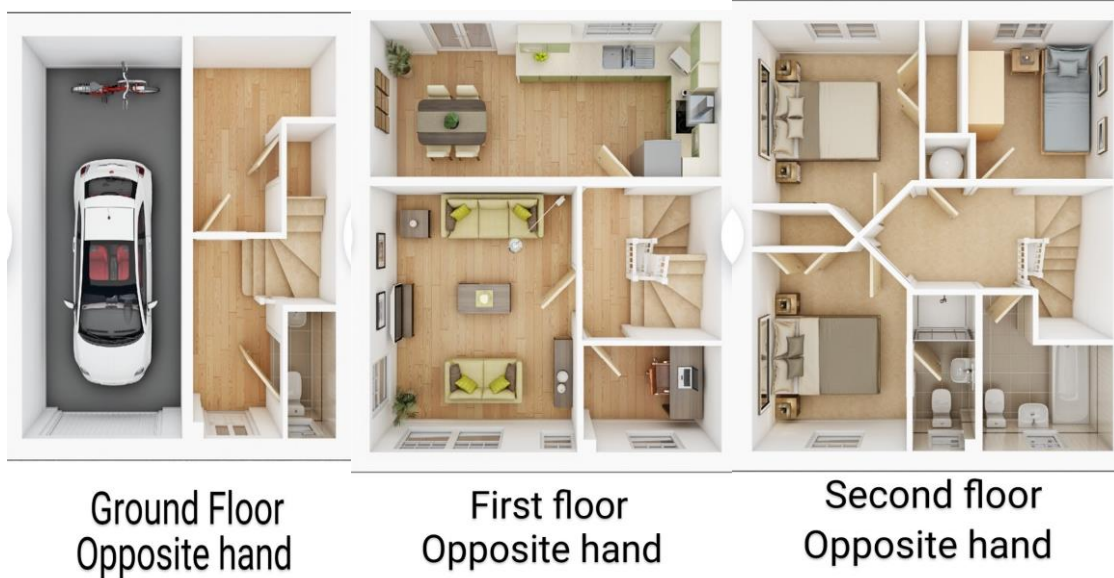
Shower cubicle, wash hand basin, w.c and cushioned flooring

Side And Rear Garden

Side access via lockable gate.

Rear garden. Landscaped by current owner. Large patio area, area laid to lawn, fenced boundaries.

Floorplan



Important Information

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