

 5  3  2

Clos Ffawydden, Ystradowen Cowbridge

£495,000

 **pablack**

01446 772857
enquiries@pablack.co.uk



About the property

This modern detached five-bedroom family home, extended for additional living space, is set in a peaceful village within walking distance of local amenities. The property boasts three reception rooms, a kitchen/breakfast room, a utility room, and a ground floor cloakroom. Located in the catchment area for Llansannor Primary School and Cowbridge Comprehensive School, the property features an enclosed lawned garden, driveway parking, and an integral single garage.

Accommodation

Entrance

Covered entrance with part glazed door leading to the hallway. Stairs to the first floor, engineered oak wood flooring extending into the kitchen/breakfast/living room.

Lounge

20' 5" max x 11' 2" (6.22m max x 3.40m)
Light and airy with a large bay window, side window, and gas fireplace in a stone surround.

Dining Room

12' 2" x 9' 4" (3.71m x 2.84m)
French doors to the rear garden.

Kitchen / Breakfast Room

16' 8" x 11' 8" max (5.08m x 3.56m max)
Cream 'Shaker' style units, with work surface over, breakfast bar, integrated double oven, gas hob, hood, dishwasher, and space for fridge/freezer.

Snug

Versatile space with French doors, window, and Velux skylight to the rear garden.

Utility Room

7' 6" x 5' 1" (2.29m x 1.55m)
Matching units, space for washing machine, gas boiler, and ceramic tiled flooring.





Cloakroom

Fitted with two piece suite in white comprising w.c and wash hand basin with ceramic tiled flooring.

First Floor Landing

Loft access and airing cupboard with hot water tank

Master Bedroom

12' 2" x 8' 10" (3.71m x 2.69m)
Double bedroom with built-in wardrobes. Window to the front. Carpets and radiator

En-Suite

Fitted with a corner shower cubicle, wash hand basin, low level w.c. Obscure glazed window to the side and cushioned flooring

Bedroom Two

13' 1" x 7' 6" (3.99m x 2.29m)
Window to the rear aspect. Carpets. Radiator and walk-in wardrobe



Bedroom Three

10' 11" x 9' 6" (3.33m x 2.90m)
Double bedroom with window to the rear. Carpets. Radiator

Bedroom Four

9' 1" x 6' 7" (2.77m x 2.01m)
Single bedroom. Window to front. Carpets and Radiator

Bedroom Five

8' 1" x 7' 4" (2.46m x 2.24m)
Single bedroom . Window to rear aspect. Carpets and radiator

Family Bathroom

White three-piece suite with bath and shower attachment.

External

To the front of the property a paved driveway for two vehicles, lawned garden.



To the rear is an enclosed garden with flagstone patio, lawn, raised flower borders, wood fencing, external power points, and water tap.

Garage

Integral single garage with power, lighting, and roof storage

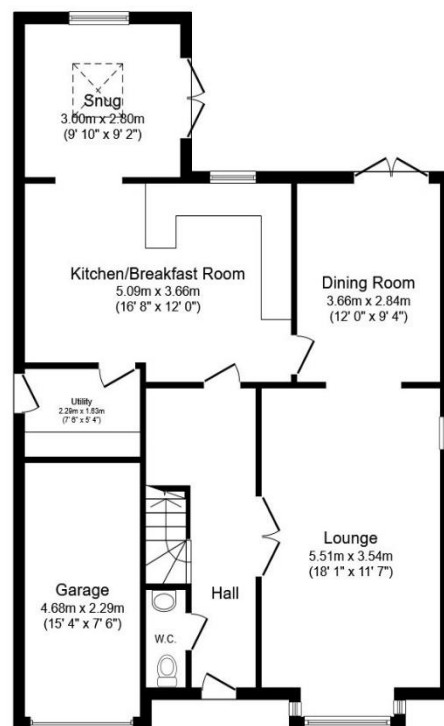






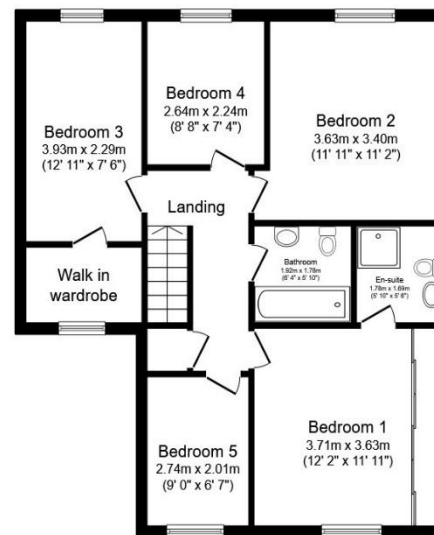
01446 772857

enquiries@pablack.co.uk



Ground Floor

Floor area 87.4 m² (941 sq.ft.)



First Floor

Floor area 67.2 m² (723 sq.ft.)

TOTAL: 154.6 m² (1,664 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

