



4, Brynach Way
Cowbridge, CF71 7FZ



Watts
& Morgan

4 Brynach Way

Cowbridge CF71 7FZ

£2,000 Per Month

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Set in the heart of the Vale of Glamorgan, this exceptional four-bedroom detached home on Clare Garden Estate offers a luxurious lifestyle combined with a superb location. Cowbridge, a historic market town renowned for its individual shops, boutiques, restaurants, cafés, and a centrally located Waitrose, provides a vibrant yet charming community atmosphere. Local amenities include a health centre, leisure centre, sporting clubs, library, and community facilities, alongside both primary and secondary schools.

The property is well-connected, with easy access to the A48 for travel east and west, Cardiff just 13 miles away with a mainline rail connection to London in around two hours, and the M4 motorway via junctions 33, 34, and 35. The surrounding area offers scenic countryside, golf courses, and the stunning Heritage Coast with its cliff-top walks and beaches.

With luxury finishes, bespoke shutters, a modern kitchen, spacious bedrooms, and within the catchment area for the highly regarded Cowbridge Comprehensive School, this home represents a rare opportunity for families seeking style, comfort, and convenience.

Council Tax Band - G

EPC Rating - B

SITUATION

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself. Access both east and west is via the A48, which by-passes the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.

ABOUT THE PROPERTY

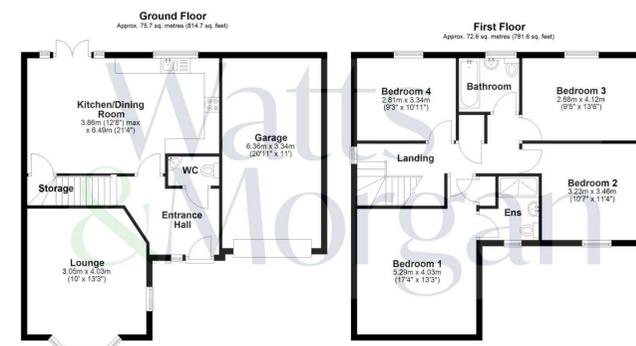
An immaculately presented 4-bedroom detached home, situated on a corner plot within the highly sought-after Clare Garden Estate in Cowbridge, Vale of Glamorgan. This property, purchased from new, benefits from the higher specification package, offering luxury living throughout.

The ground floor features luxury LVT flooring, chrome sockets and fittings, many with integrated USB chargers, and bespoke shutters to the majority of windows. The contemporary kitchen boasts white cabinetry with wood-effect countertops, integrated fridge/freezer, gas hob, and double oven, creating the perfect space for cooking and entertaining.

Upstairs, there are four generously sized double bedrooms, all with fitted wardrobes except the fourth smaller double. The master bedroom is complemented by a modern en-suite shower room, while the family bathroom comprises a three-piece suite. Additional practical features include an integral garage and off-road driveway providing comfortable parking for three vehicles.

GARDENS AND GROUNDS

The property enjoys a spacious, enclosed rear garden with a well-maintained lawn, side access, and conveniently placed external power sockets. Its corner plot position enhances both privacy and outdoor space, offering an ideal environment for family life and entertaining.



Total area: approx. 148.3 sq. metres (1596.3 sq. feet)

