7 Cae Wyndham, Cowbridge,
Vale Of Glamorgan, CF71 7FL

Watts & Morgan

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Offers In Excess Of £350,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms
Garage

A well-proportioned and versatile three bedroom townhouse, ideally situated within the popular Clare Garden Village development, just a short stroll from Cowbridge High Street.

Offering over 1,100 sq ft of flexible accommodation arranged across three floors. To include; an entrance hallway, cloakroom/WC and store/playroom, with the first floor featuring a lounge, open-plan kitchen-dining room and separate home office. The second floor provides two double bedrooms, one with an en-suite, a further single bedroom and a 3-piece family bathroom.

Externally, the property benefits from a landscaped rear garden with patio, pergola and lawned area, alongside an integral garage and private driveway parking for two vehicles.

Viewing highly recommended to appreciate this impeccably presented home. EPC Rating: B.

Directions

Cowbridge Town Centre – 1.0 miles

Cardiff City Centre – 17.4 miles

M4 Motorway – 6.2 miles

Your local office: Cowbridge

T: 01446 773500
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Summary of Accommodation

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.

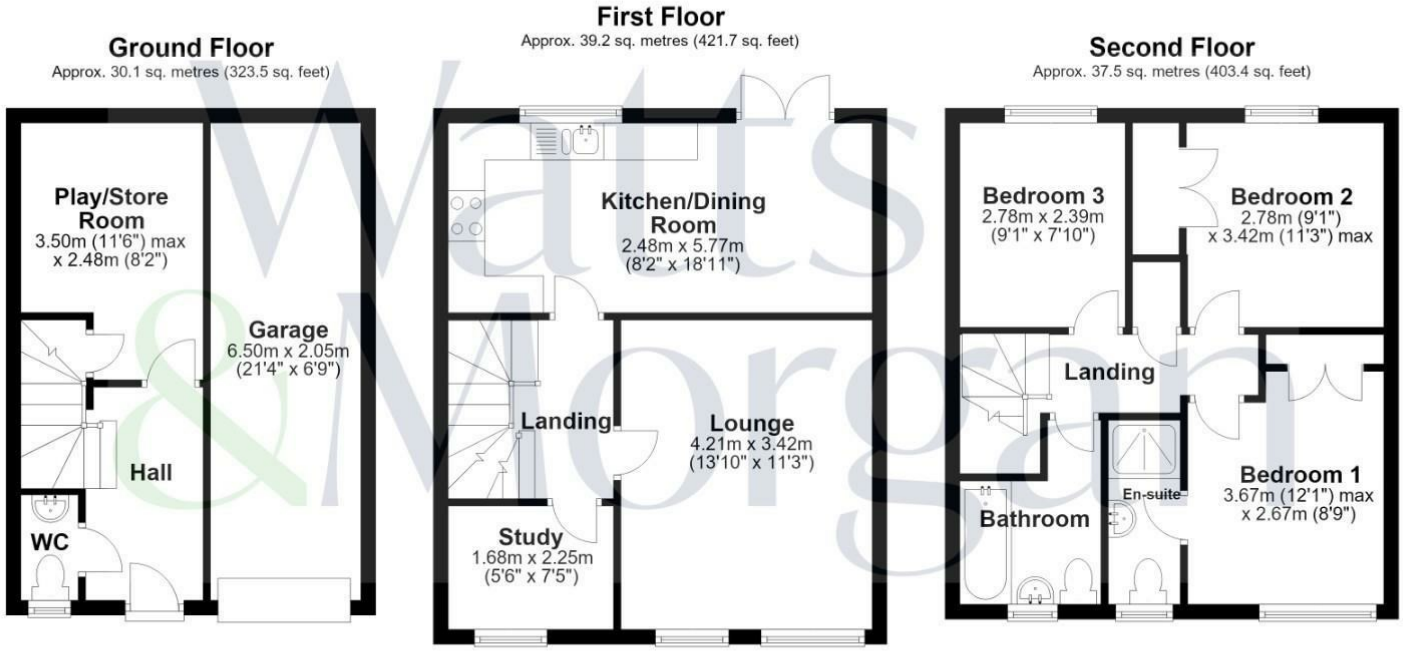
ABOUT THE PROPERTY

Enjoying an attractive outlook over the surrounding greenery, 7 Cae Wyndham occupies a lovely position within this reputable development. Built by Taylor Wimpey in 2022, this 'Usk' design offers flexible and adaptable impeccably presented accommodation arranged over 1,100 sq ft across three floors.

The ground floor features a welcoming entrance hallway with a carpeted staircase rising to the first floor and a two-piece cloakroom/WC. There is also a useful storage room/playroom, complete with a generous storage cupboard.

The first floor provides the main living accommodation. To the front, a bright and airy lounge enjoys a sunny aspect through two large windows. Adjacent to the lounge is a home office/study providing an ideal space for separate home working. Spanning the width of the property, the superb kitchen/dining room is fitted with contemporary high-gloss white wall and base units with wood-effect work surfaces. Offering a range of integral appliances to include; a 4-ring gas hob with extractor hood, oven/grill, fridge/freezer, dishwasher and washer/dryer. One cupboard houses the gas combi boiler. This kitchen seamlessly connects to the dining space with quality LVT flooring, whereby uPVC French doors open onto the rear patio creating an ideal setting for al-fresco dining and entertaining.

The second floor presents three bedrooms, comprising two doubles - both with fitted wardrobes, and a further single bedroom. The principal bedroom benefits from its own 3-piece en-suite shower room, while the remaining bedrooms are served by a part tiled 3-piece family bathroom.



Total area: approx. 106.7 sq. metres (1148.7 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.

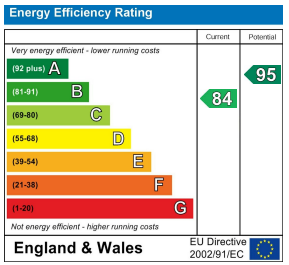
GARDENS AND GROUNDS

No. 7 Cae Wyndham is neatly positioned within this popular development, conveniently located for Cowbridge High Street and local schools. The property benefits from private driveway parking for two vehicles, together with an integral garage offering full power supply.

The rear garden has been thoughtfully landscaped to provide a generous patio area with ample space for outdoor furniture, ideal for garden furniture. To the bottom of the garden, a sheltered seating area features a timber pergola, patio area and colourful planted borders, creating a lovely space for outdoor relaxation and entertaining. The garden is further complemented by a lawned area, with shared stepped access leading to the front of the property and a useful side gate.

ADDITIONAL INFORMATION

All mains services connected. Gas-fired central heating. Freehold. Council Tax Band D. Communal Maintenance Charge to cover play areas, public gardens and greenspaces approx £tbc. NHBC 10 year Buildmark policy from 2022.



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