



16 Cae Ffynnon, Cowbridge  
Cowbridge

£524,950

# 16 Cae Ffynnon

Cowbridge, Cowbridge

From our Cowbridge office travel in a westerly direction up the High Street. Turn left onto Llantwit Major Road, follow this road and turn right at the 'T' junction, take the first right into Clare Gardens, then immediately onto Eastfield Close, then left into Cae Ffynnon. Travel for a short distance and No.16 will be on your right hand side as indicated by our 'For Sale' board. What3words: teaspoons.runners.breached

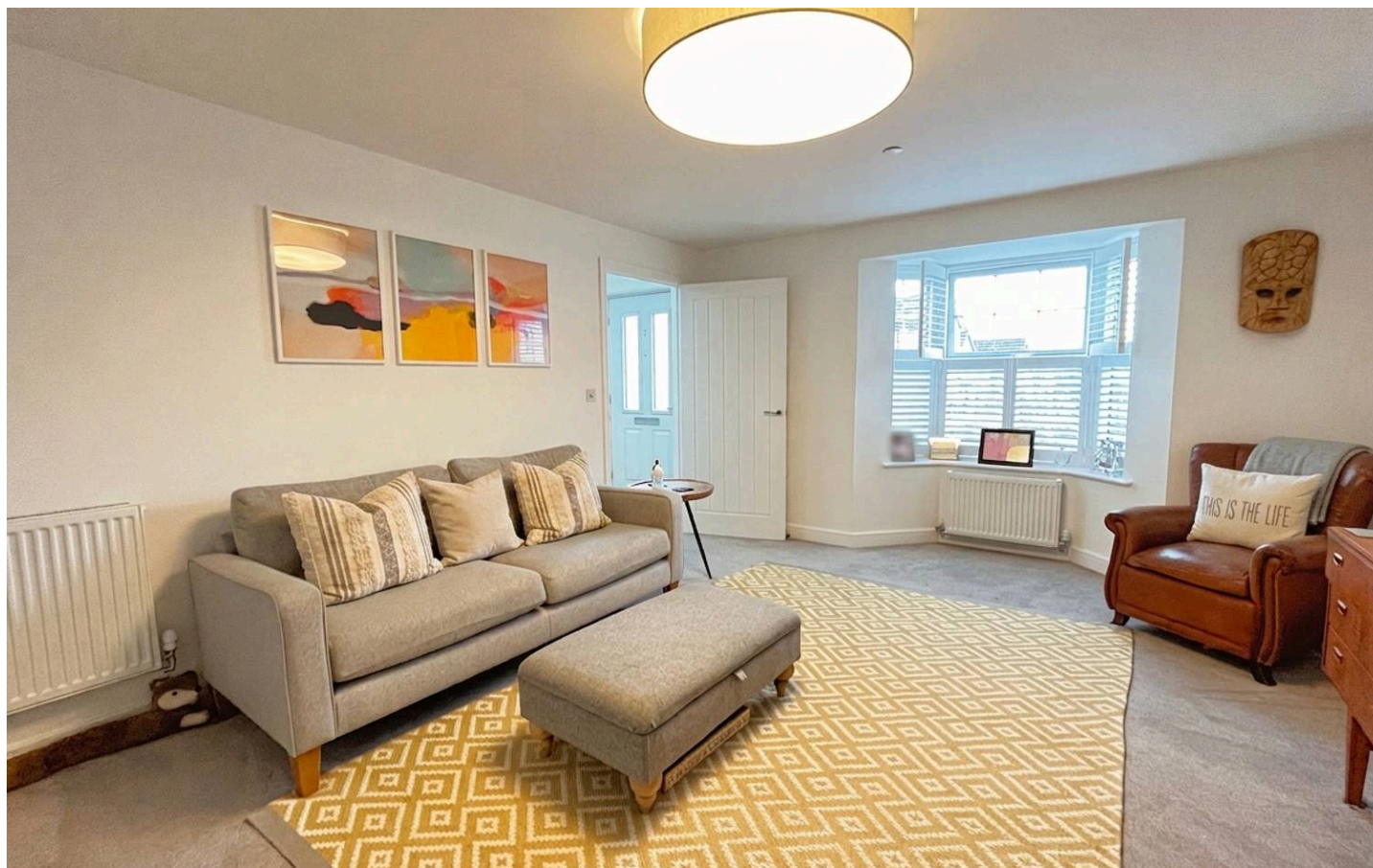
A stone-bay-fronted modern detached home with four double bedrooms, a generous corner plot, large driveway to garage, and a landscaped south-facing garden.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

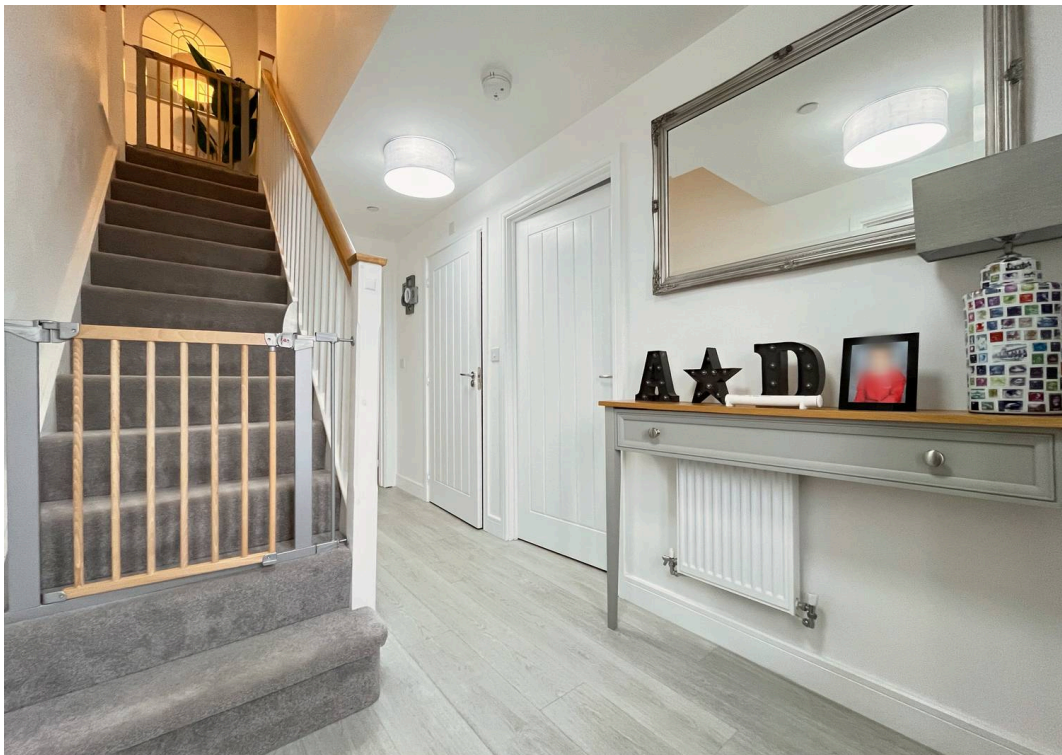


Canopied entrance with part glazed front door to the central HALLWAY with straight stairs rising to the first floor with storage cupboard under. The WC/UTILITY is fitted with a 'Roca' suite with a timber effect countertop, inset basin and vanity storage, open shelving and plumbing provision for whitegoods. Two reception rooms lie to the front of the property, notably the bayfront SITTING ROOM has integrated shutters, an open aspect to the front and connecting internal double doors to the open plan kitchen/diner. A separate front PLAYROOM/ HOME OFFICE has the same timber effect LVT flooring that continues from the entrance hall through to the WC and kitchen area. Running the full width of the property to the rear lies the modern, 'shaker' style fitted KITCHEN with an abundance of wall and base mounted units and timber effect countertop. 'AEG' appliances to remain include a dishwasher, gas hob, high-level oven and grill with fridge freezer to the side. Opposite is the DINING AREA, natural light floods the room via a large window and glazed French doors that open directly out to the south facing garden.

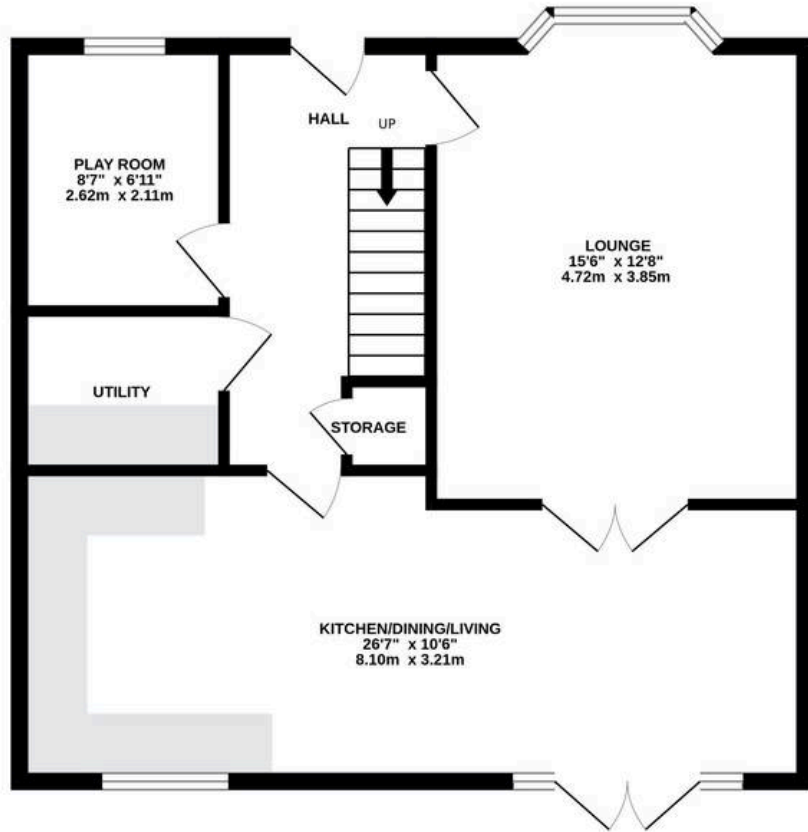
Fully carpeted first floor LANDING has an airing cupboard housing the pressurised water tank and a separate attic hatch. The accommodation is well-balanced with bedrooms one and two frontward facing and bedrooms three, bedroom four and the family bathroom to the rear. BEDROOM ONE has been finished well with fitted carpet, two built-in double wardrobes, fitted shutters to the windows, feature pendant light, additional spotlights and a high-level halo light above the bed. Door through to predominantly tiled EN-SUITE, made up of a three-piece 'Roca' suite with a double shower corner enclosure, WC and pedestal wash hand basin. BEDROOM TWO also benefits from a high level halo light over the bed with additional spotlights and pendant with fitted shutters to the window overlooking the front and a built-in wardrobe. BEDROOM THREE is well-appointed and mirrors that of number two and benefits from a rear elevated garden view with local woodland beyond. BEDROOM FOUR is a double in size benefiting from a pendant light with rear garden views extending onwards to the local countryside. The FAMILY BATHROOM is predominantly tiled with mains shower over the bath, pedestal basin and WC to the side, spotlights to ceiling and frosted window to the rear garden.

A sizable tarmac driveway lies to the side of the property and can accommodate up to 3 vehicles and extends onwards to the detached single garage. The rear garden has been thoughtfully landscaped and offers a great sense of privacy with a large Indian sandstone paved seating area, side path connecting the grass lawn with planted back boundary with a variety of apple trees. The detached GARAGE has a manually operated up and over door with rubber matting fitted, additional power point, boarded storage to the rafters over and an additional pedestrian door connecting to the back garden.

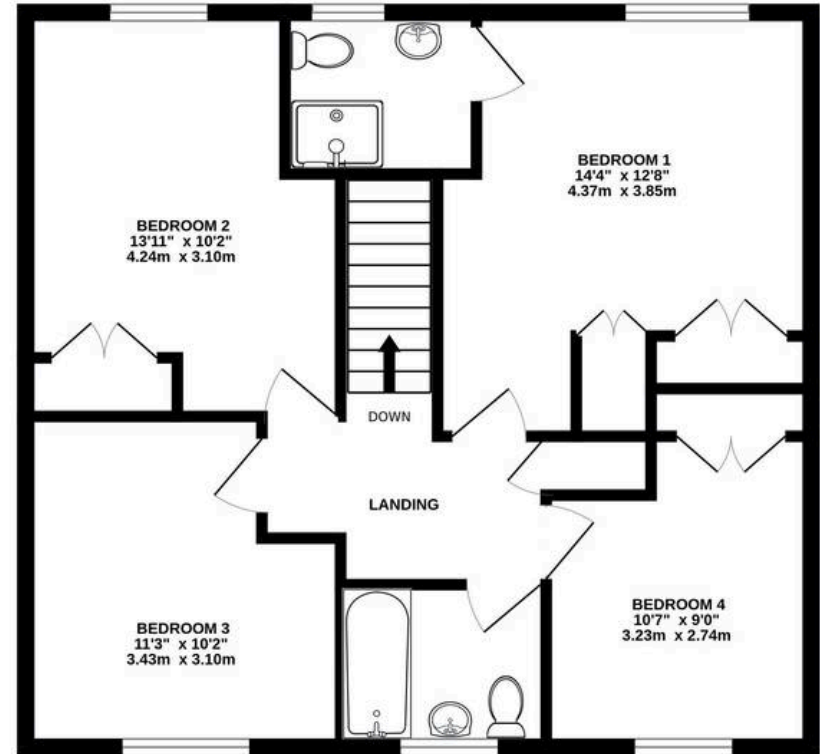




**GROUND FLOOR**  
667 sq.ft. (61.9 sq.m.) approx.



**1ST FLOOR**  
661 sq.ft. (61.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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