





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Clos Ffawydd, Ystradowen Cowbridge

guide price £550,000- £575,000

 **peter  
alan**

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# About the property

Exceptional five double bedroom detached house, situated in a highly sought-after location. It offers a fantastic blend of space, comfort, and convenience, making it a perfect home for families. The property further benefits from an integral double garage with the potential to convert into additional living space subject to the relevant planning permissions,

The ground floor offers a cloakroom, kitchen/breakfast room with doors leading to the rear garden, a separate utility room, dining room, lounge and conservatory extension offering an abundance of natural light with views of the garden.

The first floor boasts five double bedrooms with views of the church to the front, an en suite to the master, Jack and Jill en suite to bedrooms three and four in addition to a family bathroom.

The property offers a low maintenance, landscaped, mature south facing rear garden and ample off road parking to the front.

Overall, this property offers a perfect balance of space and functionality and is ready for a family to move in and enjoy.

# Accommodation

## Location

This property offers semi rural living with convenient access to Ystradowen's amenities. Step outside to enjoy a network of scenic footpaths, perfect for field and woodland walks. Just across the road, you'll find the charming and well-regarded White Lion pub, the village hall, a Petanque court, a multi-use games area, and a children's playpark.

Ystradowen is a sought-after Vale of Glamorgan village, known for its strong sense of community, excellent local schools, and transport links. With easy access to Cowbridge, the heritage coast, Pontyclun, and the M4, it's a location that perfectly balances rural charm and modern convenience.

## Entrance Hallway

Doors leading to cloakroom, lounge, dining room, kitchen/breakfast room and garage, stairs leading to the first floor, carpeted.

## Cloakroom

UPVC double glazed obscured window to front, WC, wash hand basin with tiled splash back, radiator, tiled.

## Lounge

16' 6" x 14' 8" ( 5.03m x 4.47m )

Gas fire set on a marble hearth with matching inset, wooden surround and mantle. UPVC double glazed window looking into the conservatory, UPVC double glazed doors leading into the conservatory, radiator, carpeted.





### Conservatory

14' 9" x 11' ( 4.50m x 3.35m )  
UPVC double glazed windows and pitched roof with full fitted blinds, ceiling light/fan point, doors leading to rear garden, radiator, tiled flooring.

### Kitchen/Breakfast Room

11' 1" (Max) x 19' 1" (Max) ( 3.38m (Max) x 5.82m (Max) )  
Base and wall mounted units, with white roll top work surfaces inset with sink and drainer, tiled splash backs, with windows and French doors leading to the garden, Integrated double oven with four burner gas hob over, dishwasher, fridge, free-standing fridge/ freezer. UPVC double glazed windows overlooking the rear garden, radiator, ceramic tiled flooring.

### Utility Room

7' x 5' 2" ( 2.13m x 1.57m )  
Base and wall mounted units with space and plumbing for white goods, worktop inset with stainless steel sink and drainer, glazed pedestrian door to side, wall mounted gas fired central heating boiler, continuation of ceramic tiled flooring.

### Dining Room



10' 11" x 10' 6" ( 3.33m x 3.20m )  
Accessed via hallway and kitchen/breakfast room, UPVC double glazed window to front, radiator, carpeted.

### First Floor Landing

Doors leading to five generous bedrooms and family bathroom, access to loft space, radiator, carpeted.

### Bedroom One

11' 9" x 11' 2" ( 3.58m x 3.40m )  
UPVC double glazed window to front with views of the church, built in wardrobes, radiator, carpeted, door to en suite.

### En Suite

UPVC double glazed window to front, white three-piece suite comprising of a panel bath with full splash back tiling over and fitted mains power shower, wc and wash hand basin.

### Bedroom Two

9' 8" x 12' 6" ( 2.95m x 3.81m )  
UPVC double glazed window to front with views of the church, built in wardrobes, radiator, carpeted.



### Bedroom Three

13' (Max) x 11' 8" ( 3.96m (Max) x 3.56m )  
UPVC double glazed window to rear, fitted wardrobes, sink unit, radiator, carpeted, door leading to Jack and Jill en suite.

### Jack & Jill En Suite

UPVC double glazed window to rear and a panel bath with full splash back tiling above and a mains power shower fitted, WC, wash hand basin.

### Bedroom Four

14' 10" (Max) x 9' 8" ( 4.52m (Max) x 2.95m )  
UPVC double glazed window to rear, fitted wardrobes, sink unit, radiator, carpeted, door leading to Jack and Jill en suite.

### Bedroom Five

7' 9" x 9' 8" ( 2.36m x 2.95m )  
UPVC double glazed window to rear overlooking the garden, currently used as a home office, radiator, carpeted.

### Family Bathroom





UPVC double glazed obscured window to front, bath with shower attachment over, WC, vanity wash hand basin, radiator, carpeted.

### Integral Garage

Accessed via two single up over doors from the driveway, plus a pedestrian door and window to side. Door into built-in under storage cupboard. Lighting and heating points. Previously used as the sales office, the garage lends itself to be converted into additional living space, subject to planning.

### Front Garden

Paved driveway offering parking space for multiple vehicles, gravel forecourt garden with mature shrubs and trees.

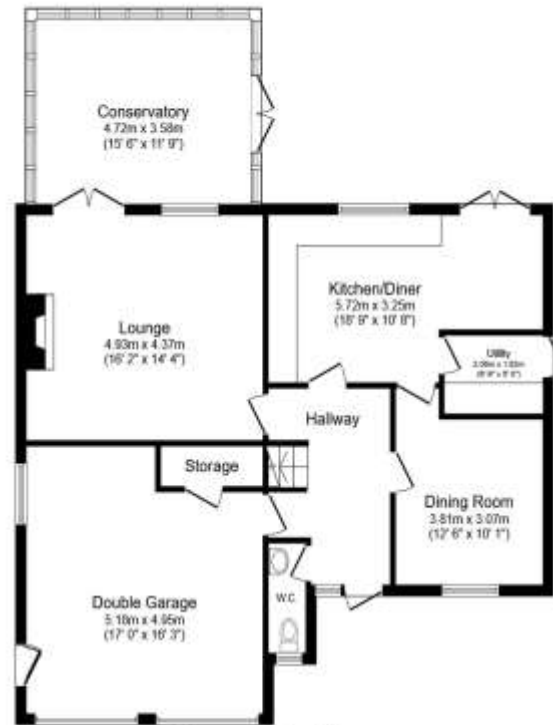
### Rear Garden

Enclosed south facing low maintenance garden with a variety of mature shrubs and trees bordered by overlap with fencing and laid with flagstone patio and decorative gravel.



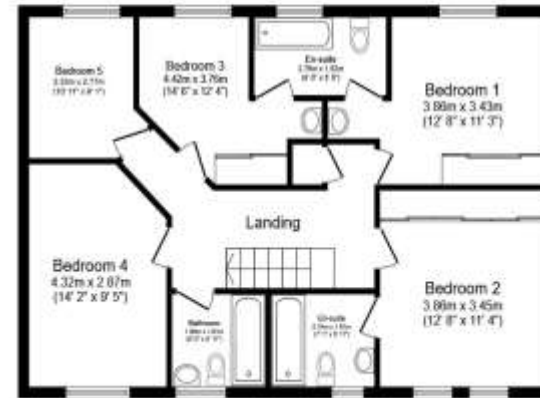
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Ground Floor

Floor area 107.3 m<sup>2</sup> (1,155 sq.ft.)



First Floor

Floor area 76.9 m<sup>2</sup> (828 sq.ft.)

TOTAL: 184.2 m<sup>2</sup> (1,983 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.co

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