



13 Cae Ffynnon, Cowbridge
Cowbridge

£485,000

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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.13 will be on your right hand side as indicated by our 'For Sale' board. What3words: Trousers.Dined.Paces

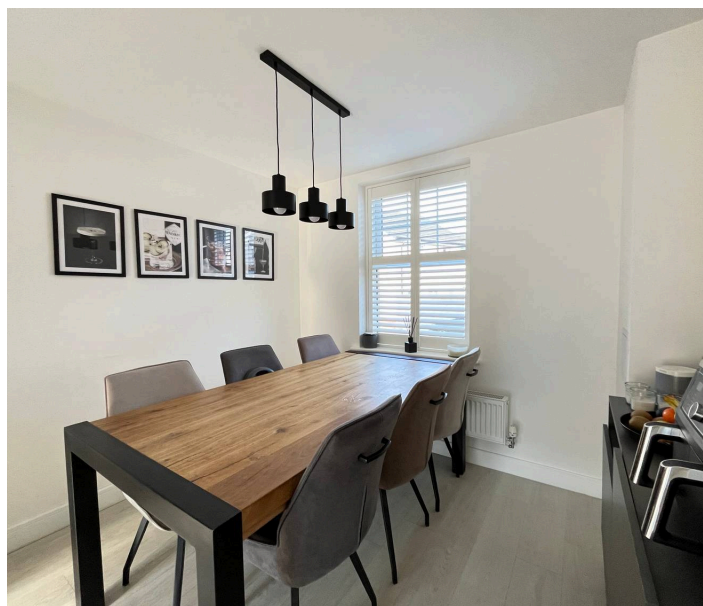
A very well presented, modern-built four double bedroom, attached family home enjoying a south facing rear garden, driveway and garage located within phase 1 of Clare Garden Village.

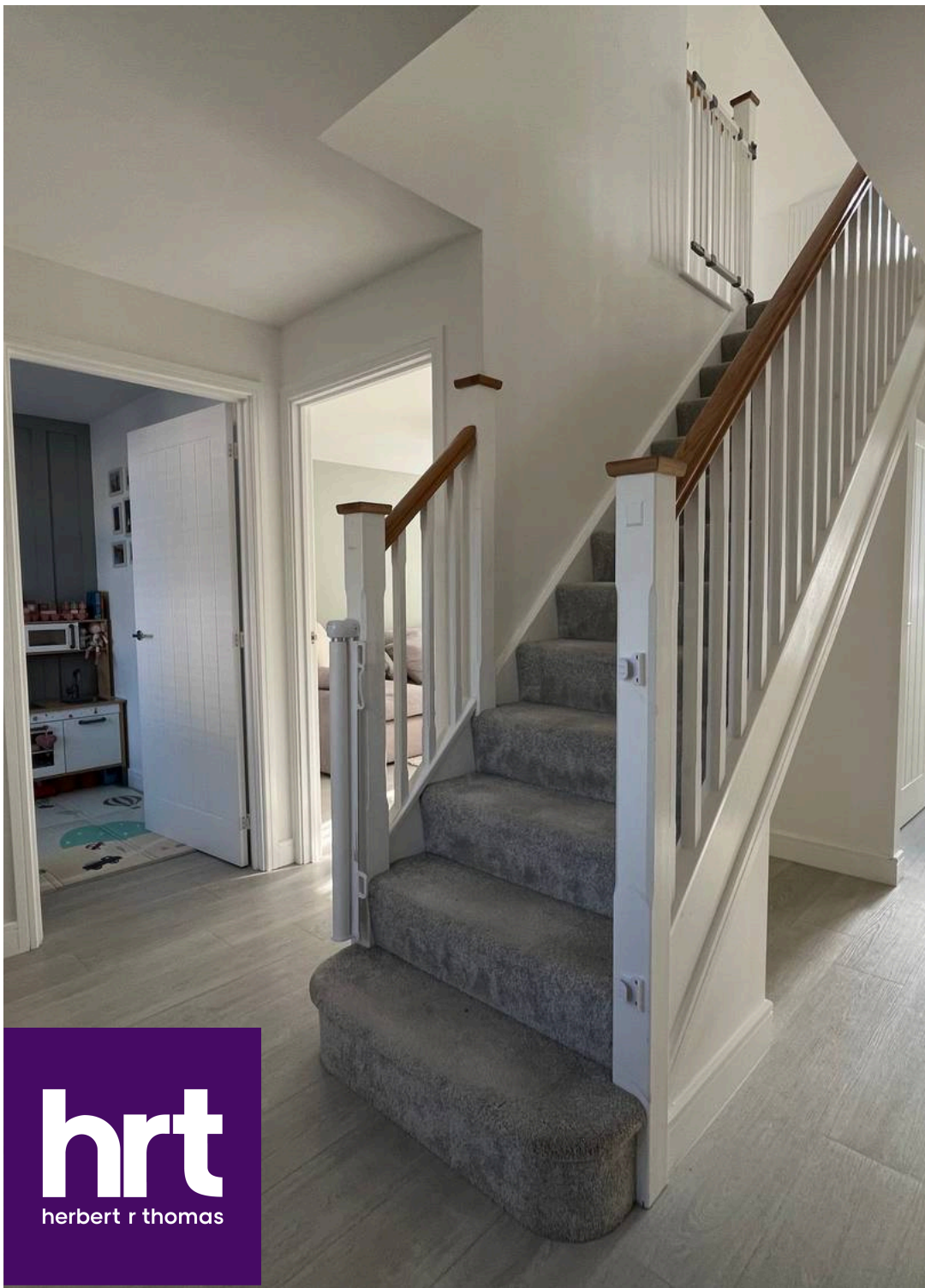
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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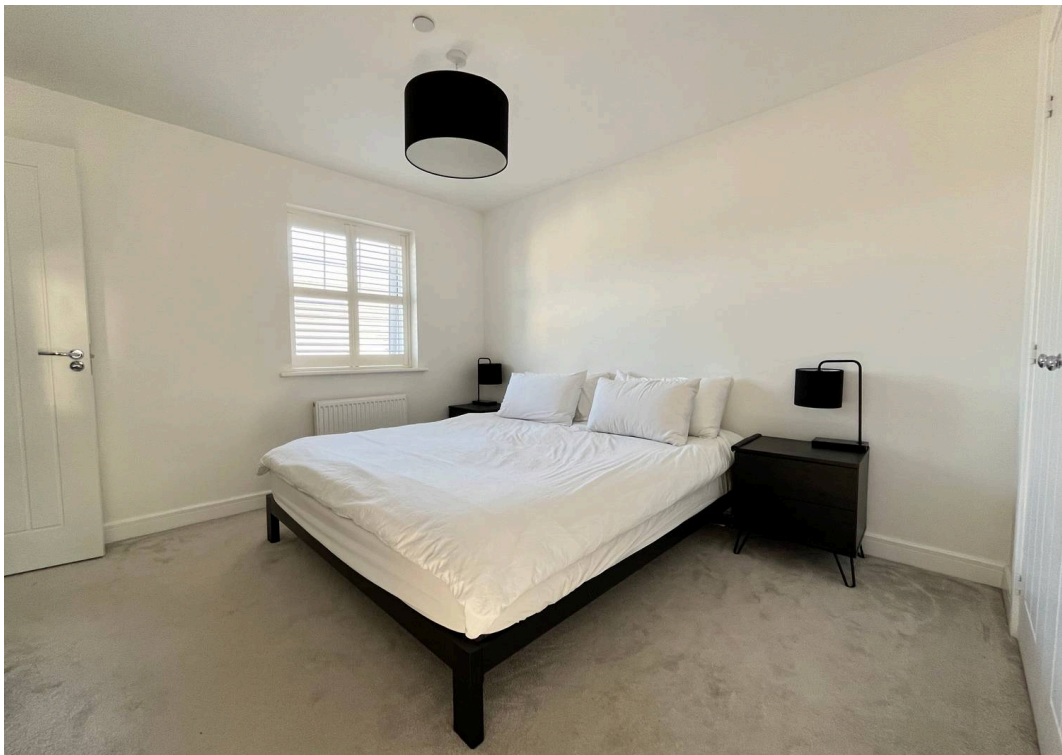
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Tastefully presented and styled with a part glazed composite front door opening to a welcoming entrance hall with timber effect floor continuing throughout the ground floor space with central spindle stairs climbing to the first floor.

The well-balanced accommodation comprises a front STUDY/ PLAYROOM with a rear facing SITTING ROOM beyond with glazed French doors letting in plenty of light and giving access to the southerly facing rear garden. Off the HALLWAY is a useful storage cupboard into the rear UTILITY/WC with a modern suite comprising; WC and wash hand basin with window and plumbed provision for white goods. Spanning the full length of the property to the right hand side is the KITCHEN/ DINING ROOM with the dining space overlooking the front and the kitchen to the rear with doors out to the garden. The kitchen is fitted with a number of high-quality 'AEG' appliances to include the double oven, induction hob, dishwasher and fridge freezer.

Upstairs off the U-shaped LANDING is access to an airing cupboard (housing pressurised water tank) with a separate attic hatch. BEDROOM ONE is to the front of the property and is a sizable double with built-in double wardrobes and an EN-SUITE SHOWER ROOM with stylish tiling, a corner shower enclosure, WC, hand basin and window to the front. BEDROOMS TWO, THREE and FOUR are also doubles in size with bedrooms two and three benefiting from integrated double wardrobes. The FAMILY BATHROOM sits at the rear of the property with a three-piece suite comprising; a panel shower with a handbasin and WC to the side and the frosted window above.

To the front, a graduated path and steps lead to the front door with a welcoming grass lawn to both sides. A sizable tandem double driveway sits to the right hand side of the property and extends to a detached single GARAGE, currently used as a home gym. The garden enjoys a southerly aspect with a paved seating area leading to a well-proportioned grass lawn with raised bed borders to the rear. Behind the garage is a timber shed, to remain.





Herbert R Thomas

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