



hrt
herbert r thomas

10 Cae Ffynnon, Cowbridge

£550,000

10 Cae Ffynnon

Cowbridge

An extended, modern four-bedroom detached family home with a landscaped, enclosed rear garden, situated within this sought-after development on the periphery of Cowbridge.

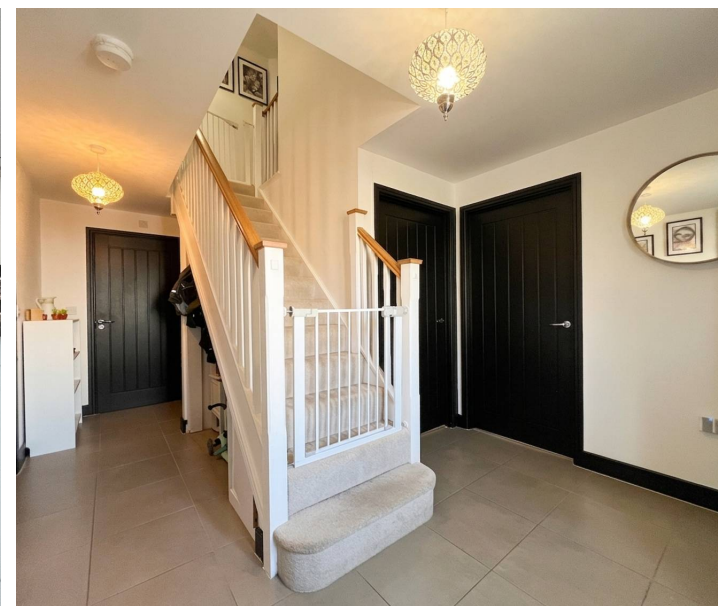
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern Taylor Wimpy built family home
- Three reception rooms, Including garden room extension
- Kitchen/breakfast room and utility/cloakroom
- Four bedrooms. Three with built-in wardrobes. Principal bedroom with ensuite shower room
- Landscape low maintenance, westerly facing, enclosed rear garden
- Versatile detached outbuilding currently utilised as home office
- Off-road parking and garage
- Walking distance to Cowbridge town centre
- Viewings highly recommended



This modern Taylor Wimpey-built four-bedroom detached family home offers extended living accommodation and a landscaped, enclosed, westerly-facing rear garden.

The accommodation briefly comprises a central entrance **HALLWAY** with stairs rising to the first floor and an understairs storage cupboard. The central hallway gives access to the living accommodation.

The **LOUNGE** is a dual-aspect room with a window to the side and French doors with fitted plantation shutters, giving access to and views of the rear garden.

The **STUDY/PLAYROOM** is also dual-aspect, with windows to the front and side, enjoying views over the development.

The **KITCHEN/BREAKFAST ROOM**, with a window to the front, has a fitted range of grey shaker-style base and wall-mounted units with work surfaces extending to a breakfast bar. Integrated appliances include oven, gas hob, fridge/freezer and dishwasher. An open doorway leads into the impressive **GARDEN ROOM** extension, which has bi-fold doors giving access and views of the rear garden, two further windows to the side, and a large lantern-style skylight.

Finally, off the entrance hall is a **UTILITY/CLOAKROOM**, which has a continuation of the same base units and work surface as the kitchen, with space and plumbing for white goods and housing a low-level WC and wash hand basin.

The first-floor landing, with an airing cupboard and loft access point, gives access to the bedroom accommodation.

The **PRINCIPAL BEDROOM** is dual-aspect, with windows to the front and side. It benefits from built-in wardrobe cupboards and an **EN-SUITE SHOWER ROOM** housing a white three-piece suite.

BEDROOM TWO is located at the rear of the property with views over the garden, while **BEDROOM THREE** is located at the front of the house. Both bedrooms benefit from built-in wardrobe cupboards. **BEDROOM FOUR** with a window to the rear, is currently used as a dressing room/guest bedroom.

The **FAMILY BATHROOM** has a white three-piece suite, including a panelled bath with mains-powered shower over and a glazed shower screen.

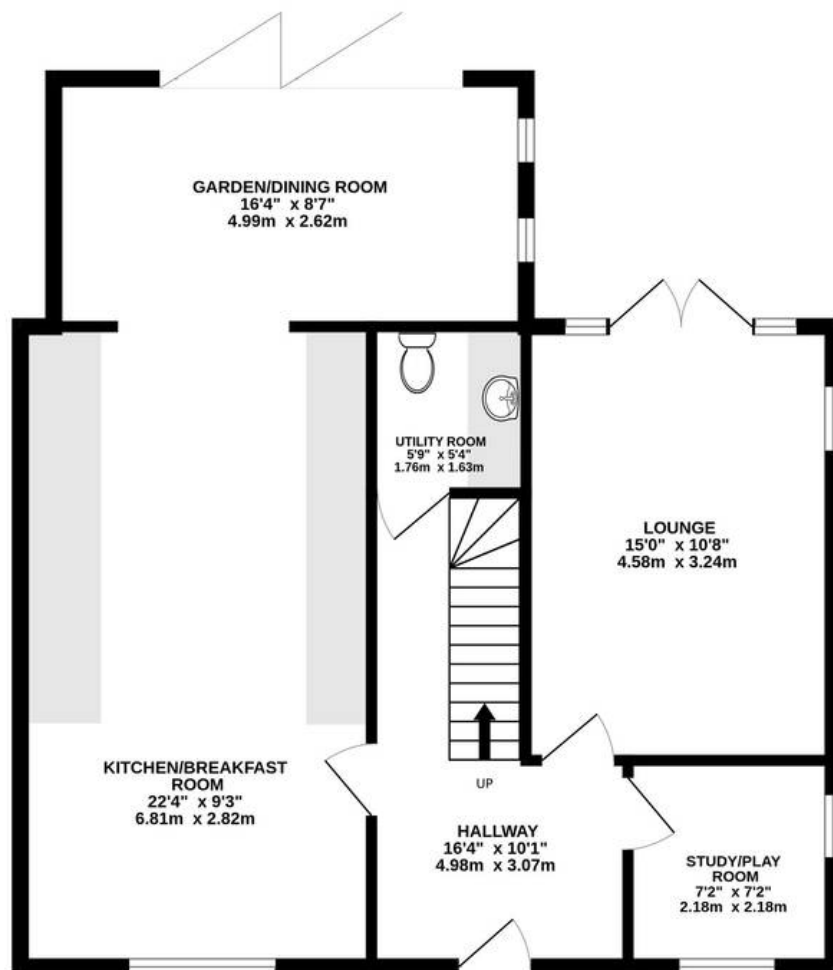
Outside:

To the rear is a westerly-facing enclosed landscaped garden, which is extensively laid with an artificial lawn. The garden is bordered by block walling. Within the garden is a detached timber-framed garden room/summer house, which is currently utilised as a home office. The garden also provides access to the generously sized single garage. There is off-road parking on a private driveway in front of the garage.

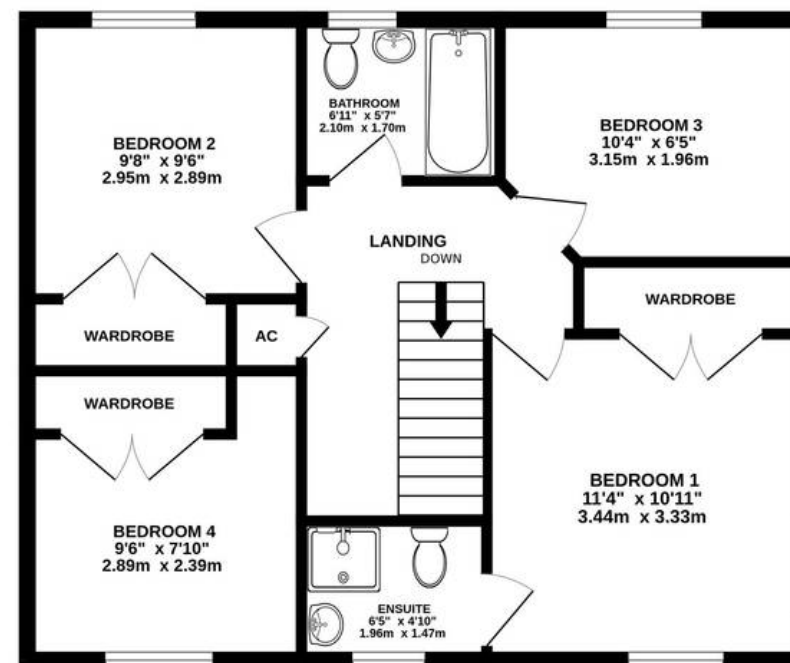




GROUND FLOOR
765 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 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.
Made with Metropix ©2026





hrt
herbert r thomas

Herbert R Thomas

Herbert R Thomas, 59 High Street – CF71 7YL

01446772911 • cowbridge@hrt.uk.com • www.hrt.uk.com/



These particulars are provided as a general guide only and do not form part of any contract offer. While believed to be accurate, they are not guaranteed. Some images may include CGI or digitally enhanced furnishings for illustrative purposes only and are not included in the sale. All negotiations must be conducted through Herbert R Thomas.