



Cae Ffynnon, Cowbridge

offers over **£465,000**

- Four Bedroom Detached Family Home on Corner Plot
- Lounge, kitchen / dining area and utility space
- En-Suite shower room, family bathroom and Cloakroom
- Detached Garage and double driveway with EV charging
- Cowbridge School Catchment and Walking distance to the High Street
- To be sold chain free
- EPC Rating: B



 4  2  2



About the property

If you're looking for generous space, modern comfort and a location that offers the best of town and country living, the Kentdale is a home that truly delivers. Designed with family life in mind, this impressive four bedroom property combines light filled interiors with a practical layout that flows effortlessly from room to room.

A welcoming central hallway sets the tone as soon as you step inside. To one side, a bright and spacious living room enjoys natural light from a large window. In the other direction, the heart of the home awaits — a beautifully designed open-plan kitchen and dining space. Thoughtfully arranged to balance style and practicality, this sociable hub is perfect for busy mornings, family meals and weekend gatherings alike. French doors open out to the garden, creating a wonderful setting for both relaxing evenings and entertaining guests. An adjoining utility area keeps everyday tasks neatly tucked away, ensuring the main living space remains calm and clutter free.

Upstairs, four well proportioned bedrooms provide flexibility for growing families, visiting guests or those working from home. The principal bedroom benefits from its own en suite shower room, offering a peaceful retreat at the end of the day, while a contemporary family bathroom serves the remaining bedrooms with ease. Every detail has been considered to create a home where everyone can enjoy their own space while still coming together comfortably.





Accommodation

Hallway

Entered via composite front door, doors to the cloakroom, kitchen and living room, storage cupboard, radiator, carpeted with entrance matting, stairs leading to the first floor.

Cloakroom

WC, pedestal wash hand basin, partially tiled wall, radiator, laminate flooring.

Living Room

19' 9" x 11' 3" (6.02m x 3.43m)

UPVC double glazed windows to front and side, radiators, carpeted.

Kitchen / Dining Room

19' 8" x 11' 8" (5.99m x 3.56m)

Sigma 3 kitchen with units to wall and base height, UPVC double glazed window to side overlooking the rear garden and French doors leading to the rear garden, induction hob, island unit, door to utility room, vinyl flooring.

Utility Room

6' 6" x 4' 8" (1.98m x 1.42m)

Worktop and base unit, space for washing machine, radiator, continuation of vinyl flooring.

First Floor Landing

Doors leading to four bedrooms and family bathroom, access to loft space, storage cupboard housing water tank, radiator, carpeted.

Bedroom One

11' 5" (Max) x 8' 11" (3.48m (Max) x 2.72m)

UPVC double glazed window to side, built in wardrobe, radiator, carpeted. Door to en suite.

En Suite Shower Room

Shower cubicle , WC, pedestal wash hand basin, extractor fan, chrome radiator, laminate flooring.

Bedroom Two

11' 10" (Max) x 9' 9" (3.61m (Max) x 2.97m)

UPVC double glazed window to side, fitted wardrobe, radiator, carpeted.

Bedroom Three

10' x 9' 7" (3.05m x 2.92m)

UPVC double glazed windows to front and side, built in wardrobe, radiator, carpeted.

Bedroom Four

8' 3" x 10' 1" (Max) (2.51m x 3.07m (Max))

UPVC double glazed windows to front and side, radiator, carpeted.

Family Bathroom

Panel bath with shower overhead shower and glass shower screen, WC, pedestal wash hand basin, UPVC double glazed obscured window to front, chrome radiator, tiled walls, laminate flooring.

Front Exterior

Iron fence and low level wall.

Rear Garden

Stone wall boundary, mainly laid to lawn with patio area, external socket and tap, gate leading to the front of the property.

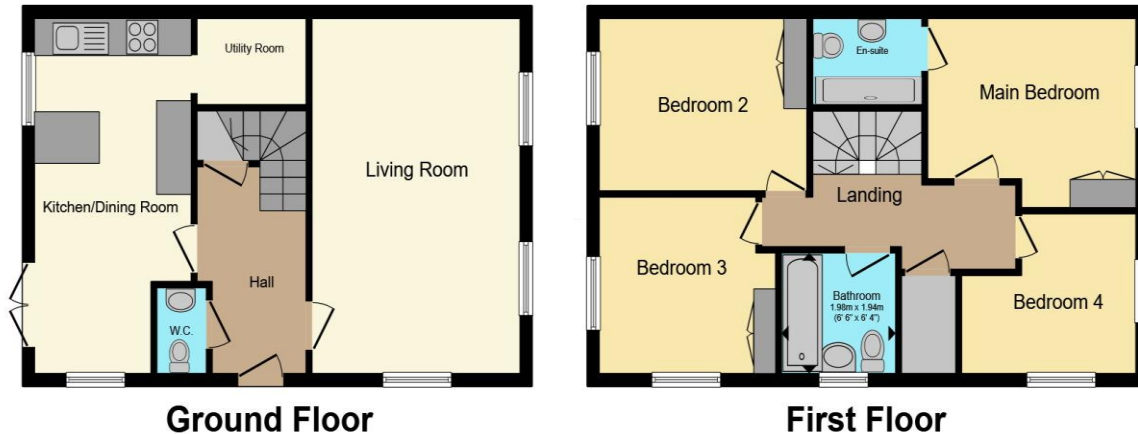
Garage

Power and lighting, up and over door for access.

Driveway

Two parking spaces next to each other, EV charging point.

Floorplan



Total floor area 101.4 m² (1,092 sq.ft.) approx

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