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herbert r thomas

38 Cae Ffynnon, Cowbridge CF71 7FJ

Vale of Glamorgan

£695,000

38 Cae Ffynnon

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.

Modern, stylishly presented 4/5 double bedroom detached home of great proportions positioned along a select tree-lined lane within Clare Garden Village with great connectivity to Cowbridge Town.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Part glazed composite front door opens to ENTRANCE HALL tiled flooring, pendant ceiling light, quarter turn carpeted stairs rising to the first floor with WC and utility just off. WC with tiled floor, half tiled walls (to lower half) modern 'Roca' WC, matching pedestal wash hand basin, mixer tap above, LED spotlights and separate extractor fan to ceiling. UTILITY ROOM has a continuation of the tiled flooring fitted with pendant ceiling, modern wall and base units, provision for plumbed white goods, composite work surface with inset stainless steel sink with tap and access to 'Ideal' logic boiler above and glazed door opening to the side.

Dual aspect SITTING ROOM with fitted carpet, windows to front elevation and large window with French doors out to the rear.

Highly sociable open plan, KITCHEN/ DINING AREA, tiled floor continues, multiple recess LED spotlights to ceiling with an additional pendant light over dining space.

A run of modern handleless cabinetry with countertop over, integrated AEG appliances, including the oven, grill, gas hob, integrated fridge, freezer and dishwasher. A large window and an additional pair of French doors connect well to the rear garden.

A frontward facing HOME OFFICE/ BEDROOM 5 is a naturally bright room with fitted carpet and enjoys pleasant views to the front.

First floor LANDING has fitted carpet, pendant ceiling lights, separate attic hatch and windows drawing light in from the front.

BEDROOM ONE, fitted carpet, pendant ceiling light, two integrated double wardrobes and large window enjoying garden views.

Door through to EN-SUITE BATHROOM tiled floor, half tiled walls to lower level, multiple LED spotlights, 4 piece 'ROCA' suite comprising a pedestal wash hand basin, WC, panelled bath, and large double shower enclosure (mains fed) and frosted window.

BEDROOM TWO fitted carpet, integrated double wardrobe, pendant ceiling light, built in storage and window to the rear elevation.

EN-SUITE SHOWER ROOM with tiled flooring and accents of stylish tiling to walls. The 'ROCA' suite consists of a pedestal basin, fully tiled shower enclosure (mains fed), multiple LED spotlights and a frosted window to the rear.

BEDROOM THREE a well balanced double in size has fitted carpet, pendant ceiling light, built-in double wardrobe and a window to the front.

BEDROOM FOUR is a double bedroom with fitted carpet that looks over the front elevation.

The FAMILY BATHROOM offers a three-piece suite comprising a panelled bath with tiles around and mains fitted shower above, low-level WC, freestanding basin with vanity storage under, with stylish tiling to floors and LED spotlights to ceiling.

The property is accessed off a select treelined lane with open green space leading up to the house. A large tarmac double driveway leads onwards to a DETACHED DOUBLE GARAGE. A pretty, shaped front lawn and borders set the front of the house well.

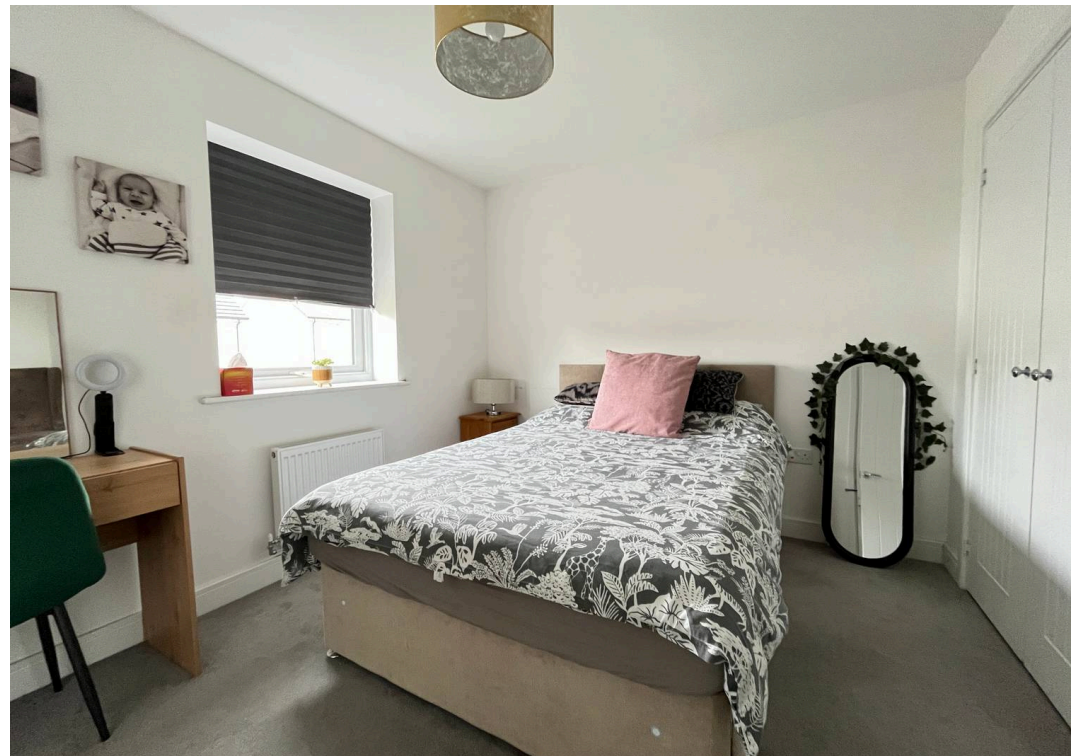
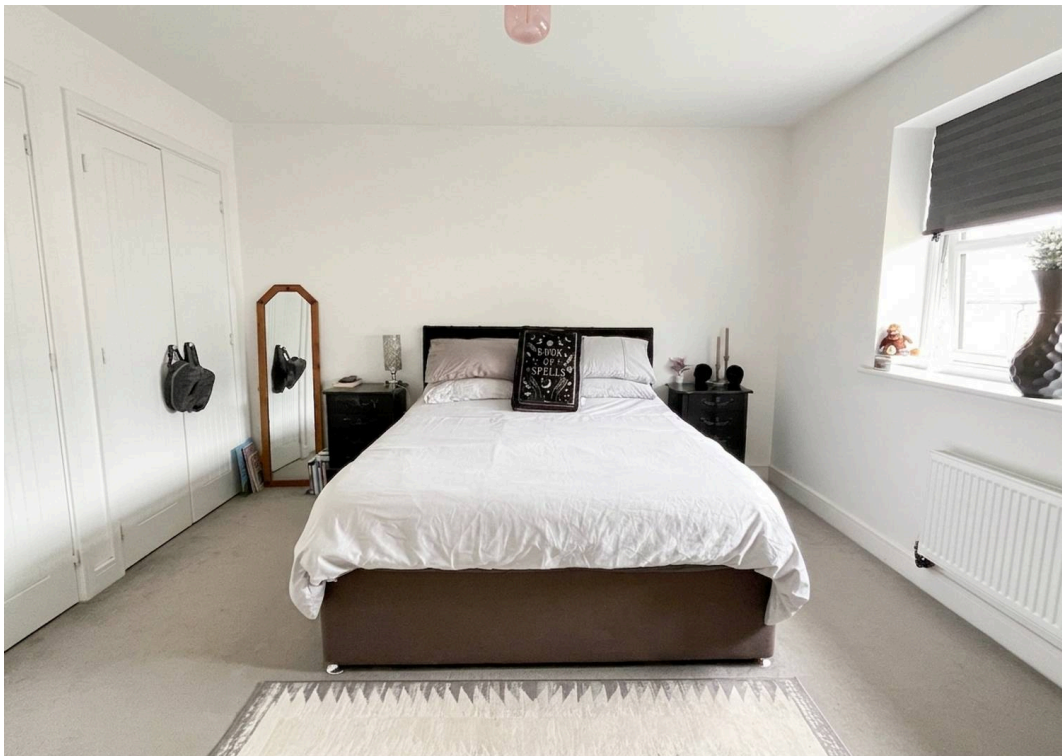
The rear garden has a paved patio that extends to a lawned garden with fencing to all boundaries.

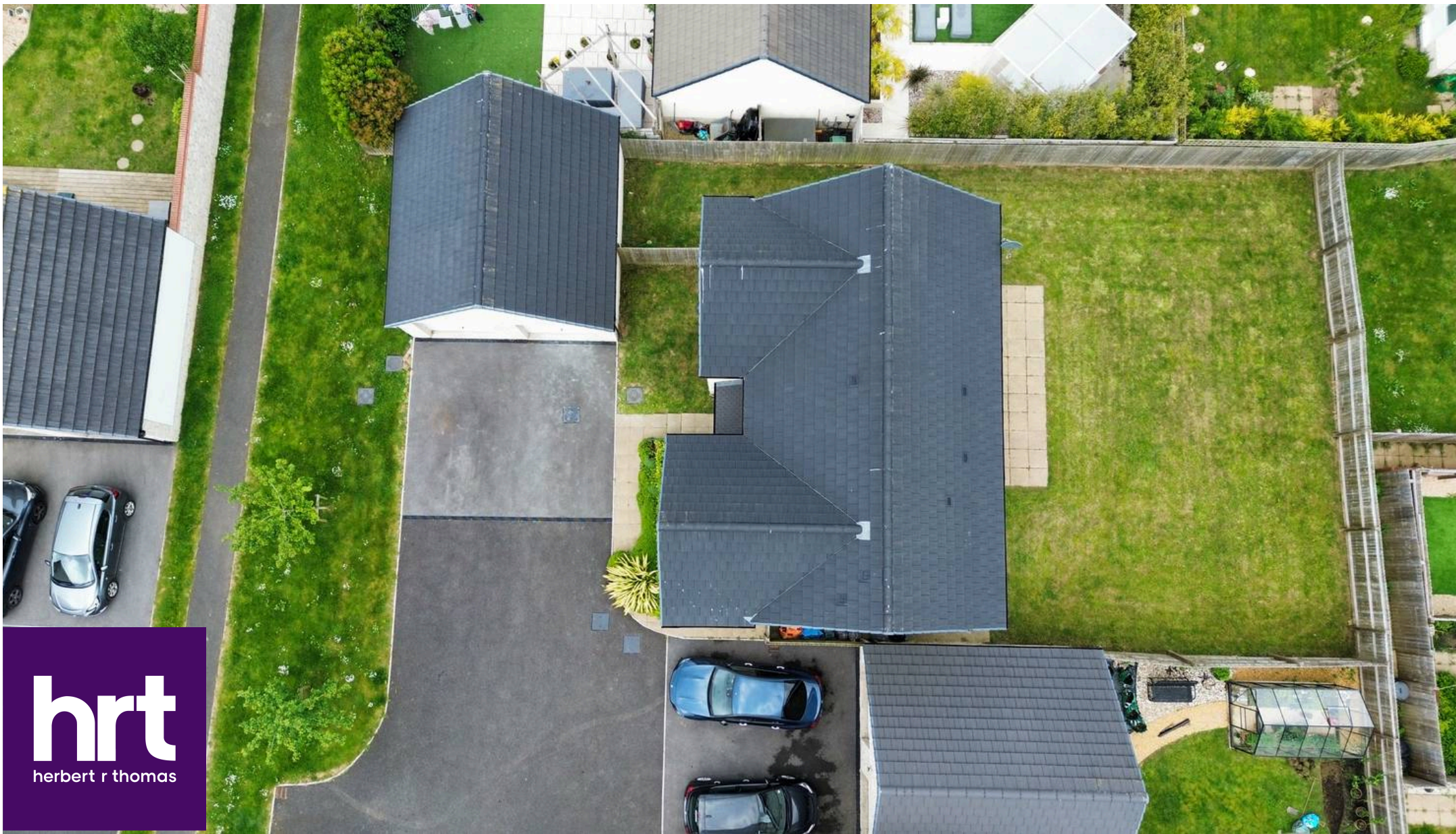


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AWAITING FLOORPLANS





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