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14 Cae Wyndham
Cowbridge
Vale of Glamorgan
CF71 7FL

14 Cae Wyndham

Asking price **£349,950**

A modern, stylishly presented three-bedroom semi-detached family home, situated in a secluded position with green views to the front and a professionally landscaped, south-facing rear garden.

Open House

Saturday 7th February 11am-12.30pm.

By appointment only.

Modern Taylor Wimpey-built semi-detached family home, The Gosford house type.

Ground Floor – Front hall, lounge, plus fully fitted kitchen/dining room with garden access.

First Floor – Three beautifully decorated bedrooms with en-suite shower room to bedroom one and an additional family bathroom.

Located within the highly desirable Clare Garden Village development on the periphery of Cowbridge.

Driveway parking for two vehicles, side by side.

Fully enclosed, professionally landscaped, south-facing rear garden.





The accommodation comprises an **ENTRANCE HALL** with stairs to the first floor. The **LOUNGE**, with window to the front, enjoys green views and provides a generously sized reception room with LVT herringbone flooring, which leads into the kitchen/dining room.

The **KITCHEN/DINER** is a neutrally bright space with a window and French doors that frame the rear garden well. There is a fitted run of ‘shaker’-style cabinetry with natural stone-effect countertops and matching splashback. An integrated range of appliances includes an **AEG** oven, gas hob with hood over, dishwasher, fridge/freezer and washing machine. The kitchen benefits from full ceramic floor tiling.

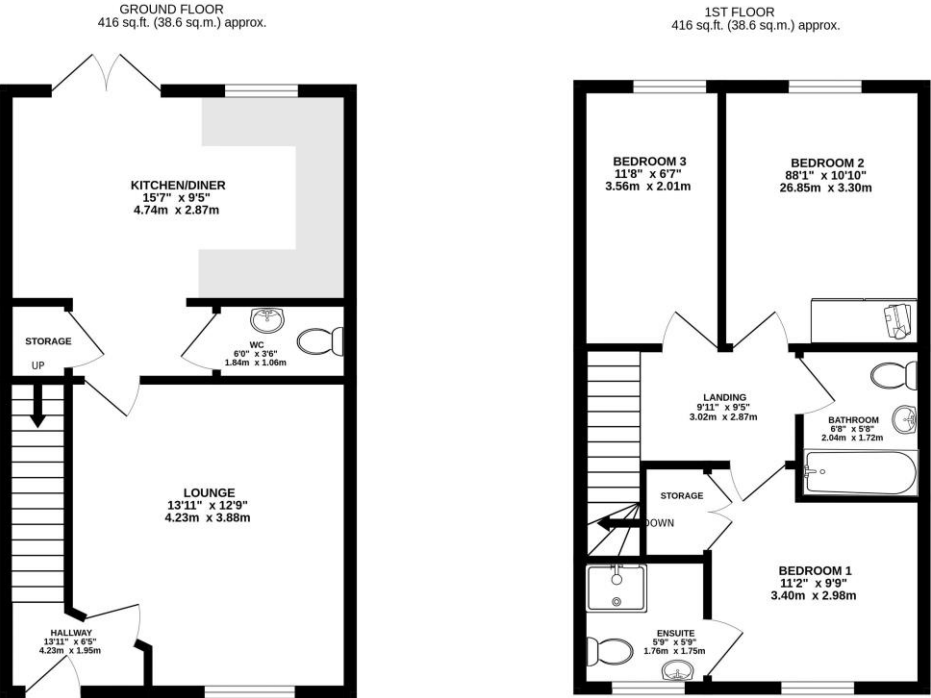
Between the kitchen and lounge is a ground-floor **CLOAKROOM** housing a white two-piece suite, along with a door leading to a useful understairs storage cupboard, which would make an ideal pantry if desired.

The first-floor **LANDING** gives access to the bedroom accommodation. **BEDROOM ONE** is located at the front of the property with elevated, open views, benefitting from a built-in double wardrobe and **EN-SUITE SHOWER ROOM** featuring a modern three-piece suite, predominantly tiled.

BEDROOM TWO and **BEDROOM THREE** are located at the rear of the house, enjoying views over the rear garden. Bedroom two is a comfortable double in size with a built-in double wardrobe and fitted

carpet. Bedroom three is currently used as a dressing room, with carpet laid and a central ceiling light. The predominantly tiled **FAMILY BATHROOM** comprises a modern three-piece suite, including a panelled bath with mains-fed shower over.

To the front of the property lies a double side-by-side driveway providing parking for two vehicles. A gated side pathway leads into the enclosed, south-facing rear garden, which is made up of a paved patio with a corner gravel seating area. Balustrade steps rise to the lawn, where artificial grass has been laid, beautifully enclosed with raised railway sleeper shrub beds containing established shrubs and trees. It is important to note that the garden enjoys a sunny, south-facing aspect.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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Directions

From our office on the High Street, travel onto Westgate and turn left onto the Llanwit Major Road. Take the first right-hand turning into the Clare Garden Village development. As the road bears left, turn right and proceed straight ahead. Drop down the hill and continue onto Cae Wyndham, where No. 14 will be found on the right-hand side after a short distance.

What3Words: blissful.ferrets.declines

Tenure

Freehold

Services

Mains water, gas, electric and drainage.
Council Tax Band F
EPC Rating B

Viewing strictly by
appointment through
Herbert R Thomas

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hrt Est. 1926 **RICS**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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