



23 Clos Ffawydd, Ystradowen,
Nr Cowbridge, Vale of Glamorgan, CF71 7SE

Watts
& Morgan



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Guide price: £270,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A modern, mid-terraced two bedroom home in great order with long south facing garden to rear. Ideal as a first time buy / investment property, the accommodation includes: living room, kitchen/diner with double doors opening to garden. A large double bedroom and a second generous single, both sharing use of a stylish contemporary family bathroom. Two parking spaces. South facing garden to the rear with decked seating areas and an astroturf lawn.

EPC rating: D

Directions

Cowbridge Town Centre – 2.7miles

Cardiff City Centre – 13.8 miles

M4 J34 Miskin – 5.6 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the property

23 Clos Ffawyddden is a modern, mid-terraced home, close to the end of this cul de sac. The well maintained accommodation and is move-in ready and ideal for first time buyers, young family or investor. Entrance porchway leads to the living room from which stairs lead to the first floor and a doorway leads into the kitchen/dining room. A window from the living room looks to the front elevation; there is a neat under-stairs store cupboard. The kitchen/diner runs the width of the rear of the property with a window looking out over the garden and double doors opening to the same. Kitchen itself features a good range of storage units with appliances, where fitted, to remain including electric oven, gas hob, fully integrated fridge, freezer, slimline dishwasher and washing machine.

To the first floor the landing area has doors leading to both bedrooms and to the family bathroom. The largest double is a generous room sitting to the front of the property and including a deep store cupboard/wardrobe. A second spacious single / small double bedroom overlooks the rear garden. Both these bedrooms share use of a stylish, contemporary bathroom with shower over bath.

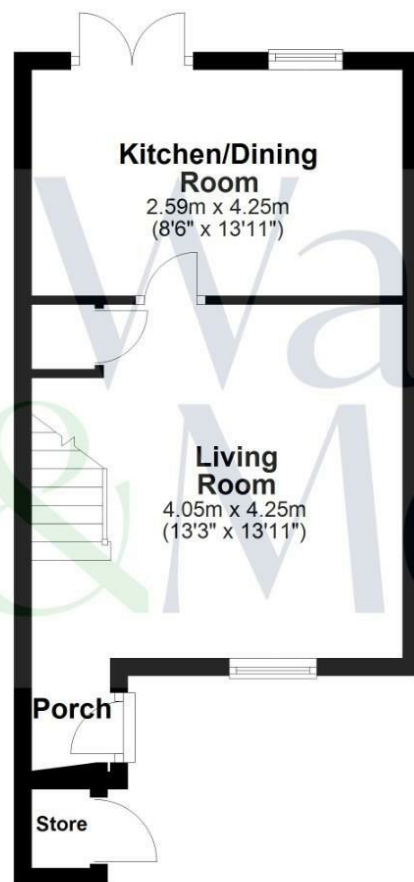


Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band D

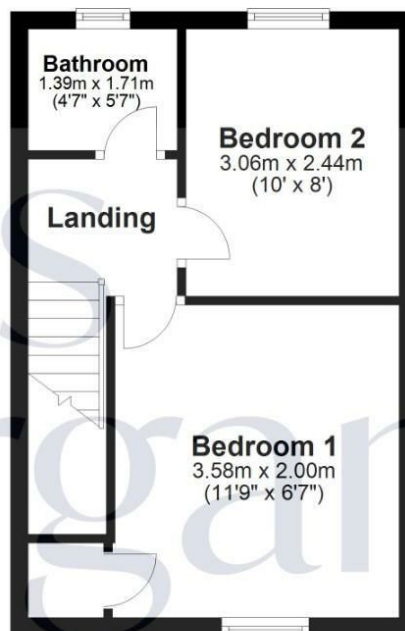
Ground Floor

Approx. 30.4 sq. metres (327.5 sq. feet)



First Floor

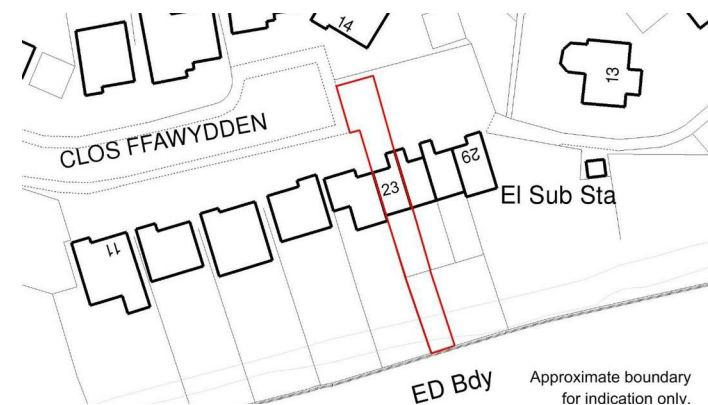
Approx. 28.6 sq. metres (308.0 sq. feet)



Total area: approx. 59.0 sq. metres (635.6 sq. feet)

Garden & Grounds

Located close to the end of this cul-de-sac, there are two off-road parking spaces fronting the property. A path leads from here through a slate-chipped front garden to the principal entrance doorway. The path itself skirts around a store cupboard, ideal for bins, boots, etc. To the rear of the property is an enclosed and sheltered low maintenance garden enjoying a sunny southerly aspect. From the dining area, double doors open to a decked seating area which leads, in turn, onto a central Astro turf lawn edged, in part, by slate chippings. Planted raised beds partially divide the lawn from a second generous decked seating area to the far end of the garden, neatly sheltered beneath wonderfully mature oak trees and enjoying views, through the trees, onto paddock beyond.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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