



19 The Meadow, Ystradowen, Nr Cowbridge,  
Vale Of Glamorgan, CF71 7TR

Watts  
& Morgan







# 19 The Meadow, Ystradowen,

Nr Cowbridge, CF71 7TR

## Guide Price £625,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms  
Double Garage

A four bedroom, well-maintained detached family home situated within a popular Vale village, just three miles from Cowbridge.

Accommodation over 1,750 sq ft to include; hallway, modern fitted kitchen/breakfast room leading to a conservatory, dual aspect lounge and separate family room.

Four double bedrooms to the first floor, an ensuite shower room and a 4-piece family bathroom.

Positioned to the head of a quiet cul-de-sac enjoying a generous plot with south facing front lawn and a lawned/paved rear garden with summer house. Private driveway parking for four cars leads to a double garage.

Much potential to further extend (subject to consents).

Cowbridge School Catchment. EPC Rating: tbc.



## Directions

Cowbridge Town Centre – 2.8 miles

Cardiff City Centre – 16.6 miles

M4 Motorway – 5.5 miles

**Your local office: Cowbridge**

**T:** 01446 773500

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## Summary of Accommodation

### ABOUT THE PROPERTY

Nestled to the head of this quiet cul-de-sac, sits 19 The Meadow occupying a generous plot.

From a canopied entrance porch, the central hallway has oak doors leading to the living accommodation with a central staircase leading to the first floor bedrooms. Granite floor tiles to the hall extends into the contemporary fitted L-shaped kitchen/breakfast room with slate-effect worktops and a range of integral appliances. The appliances to remain include; a freestanding 'Belling' 5-ring gas cooker with extractor hood, integral dishwasher and washing machine. The kitchen leads seamlessly into the conservatory-breakfast room with its garden views, with patio doors opening out on the paved terrace. Additionally located just off from the kitchen is a 2-piece WC, and access to the side of the property.

The large, dual aspect lounge/dining room has a broad window looking into the front garden with its pretty colourful borders, and double doors open to the rear garden. A central feature to this room is the gas fire with neutral mantelpiece.

A second, good sized reception room, currently used as a sitting room, also looks to the front elevation and offers multi-use as a playroom/family room or study.

To the first floor, doors lead from the landing to all double bedrooms and the family bathroom; a pull down ladder gives access to the attic space which is boarded with pull-down ladder. Bedroom one has an adjoining ensuite shower room with corner shower cubicle. Three further double bedrooms both have fitted storage and shared use of the 4-piece family bathroom which has a Whirlpool-style jacuzzi bath.

### ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired combi boiler (within garage fitted 2023). Council tax band G.

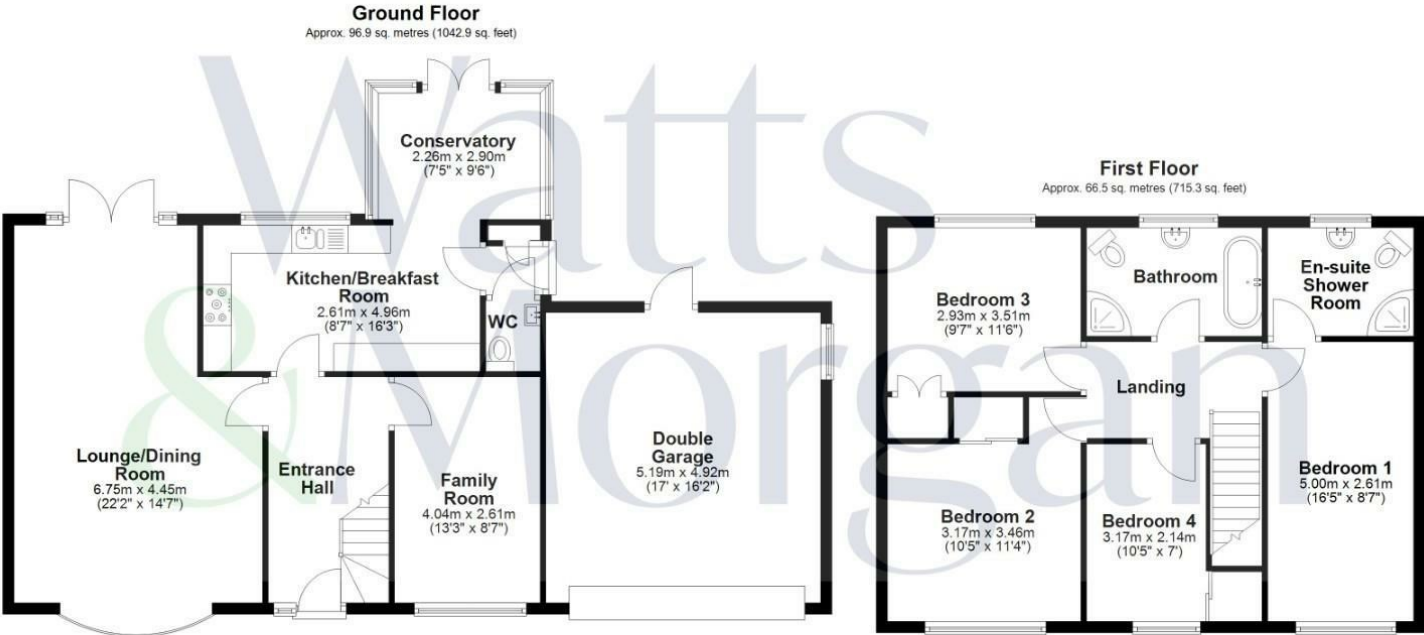


GARDENS AND GROUNDS

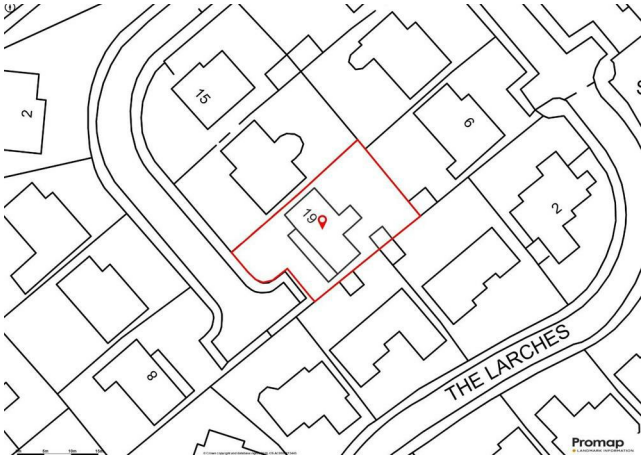
A drop-down kerb from the head of this cul de sac leads to the broad, driveway parking area for 19 The Meadow. This runs past a large area of lawn with pretty colourful borders and continues to the double garage. A path leads from the driveway, under a covered porch, to the main entrance door; and also through a side gate into the rear garden.

The double garage is accessed via a remote control, double width up and over door and houses the gas 'combi' boiler. There is full power supply within, along with power sockets to the front entrance.

The garden to the rear of the property is mainly laid to lawn, is overlooked from the kitchen and is accessed from either the lounge and the conservatory with high, well-maintained conifer hedging screening the property from its neighbours.



Total area: approx. 163.3 sq. metres (1758.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Scan to view property

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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