



7 Brynach Way  
Cowbridge, CF71 7FZ

Watts  
& Morgan







## 7 Brynach Way

Clare Garden Village, Cowbridge CF71 7FZ

---

### Guide Price £650,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

This beautifully presented five-bedroom detached home in Clare Garden Village offers contemporary family living in one of the Vale's most desirable new developments. With excellent schooling nearby, versatile living spaces, upgraded interiors, and a large rear garden, it's the ideal property for families seeking a stylish and spacious home in Cowbridge. Viewings are highly recommended to appreciate the quality and flexibility on offer.



---

### Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 14.0 miles

M4 Motorway Pontyclun – 5.8 miles

---

Your local office: Cowbridge

T: 01446 773500

E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)





## Summary of Accommodation

### About the Property

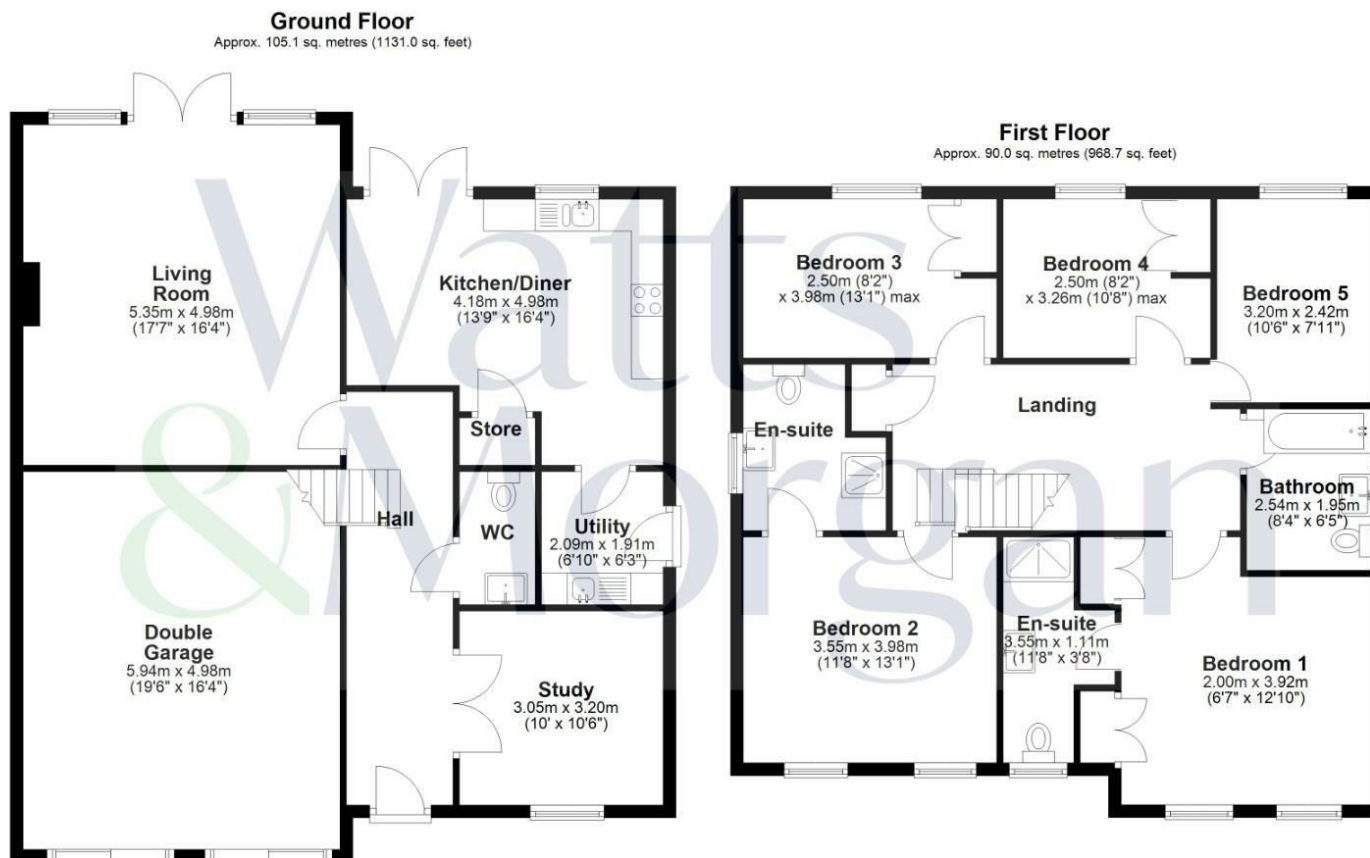
Situated in the highly sought-after Clare Garden Village in Cowbridge, this immaculately presented five-bedroom detached home offers a perfect blend of style, comfort, and practicality—ideal for growing families looking to settle in the area. Located within the catchment area of the acclaimed Cowbridge Comprehensive School, the property has been thoughtfully upgraded throughout with modern features including herringbone flooring, chrome sockets with integrated USB charging ports, and bespoke shutters adorning most windows.

On entry, a bright and welcoming hallway sets the tone for the rest of the home. To the right, a versatile reception room currently serves as a home office but could easily be adapted into a playroom or second sitting room. The main lounge is a spacious, stylish retreat complete with French doors opening onto the garden and a striking log-burning effect electric fire. The heart of the home is the open-plan kitchen/dining room, featuring upgraded appliances including a single oven, separate integrated grill, induction hob, and integrated fridge freezer. French doors from the dining area also open directly to the rear garden, perfect for indoor-outdoor living. A separate utility room, downstairs WC, and convenient side access complete the ground floor.



Upstairs, four generous double bedrooms all come with built-in wardrobes, with two offering modern en suite shower rooms. A well-appointed three-piece family bathroom serves the remaining rooms. The fifth bedroom is currently configured as a stylish dressing room, fitted with open wardrobes for a boutique-style experience. A modern sprinkler system adds peace of mind and an extra layer of safety throughout the home.





Total area: approx. 195.1 sq. metres (2099.7 sq. feet)

## Garden & Grounds

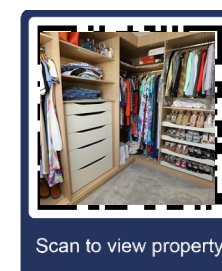
The rear garden is a generous, private space featuring a mix of lawn and patio—ideal for family gatherings, barbecues, or simply relaxing outdoors. Side access leads conveniently to the front of the property, where you'll find a double garage and parking for two vehicles directly in front. The garden benefits from French door access from both the lounge and dining room, encouraging easy flow between indoor and outdoor spaces. Low-maintenance planting and quality hardscaping make this outdoor space as practical as it is appealing.

## Additional Information

Freehold. All mains connected. Council Tax Band G.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.





**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**

T 020 7467 5330

E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on



**Watts  
& Morgan**