



Glyn Ddawen
Cowbridge, Vale of Glamorgan, CF71 7RW

Watts
& Morgan



Glyn Ddawen

City, Cowbridge, Vale of Glamorgan, CF71 7RW

£550,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Set within approximately one acre of land in the peaceful rural village of City, just outside the ever-popular market town of Cowbridge, this spacious three-bedroom detached home offers the perfect blend of country living and family-friendly comfort. Boasting a generous south-facing garden with open countryside views, the property provides a tranquil setting with excellent access to local amenities and falls within the catchment for the highly regarded Cowbridge Comprehensive School.

Internally, the home features three double bedrooms, a spacious living room with a charming stone fireplace, and a flexible layout that includes a separate office and a second reception room currently used as a playroom. The heart of the home is the kitchen and dining area, fitted with cream shaker-style units, wood-effect worktops, and both single and electric ovens. A large utility room with independent access and extensive storage makes day-to-day living easy and efficient.

Outside, the expansive garden is perfect for families and entertaining, with a patio area for al fresco dining and a wide lawn ideal for children's activities. With the added bonus of further land beyond the garden, this property offers an exciting opportunity for those seeking outdoor space, privacy, and potential in a truly idyllic countryside location.

Directions

Cowbridge Town Centre – 3.8 miles

Cardiff City Centre – 24.0 miles

M4 Motorway Talbot Green – 5.0 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Nestled in the peaceful rural village of City, just a short drive from the vibrant and highly sought-after town of Cowbridge, this delightful detached family home offers generous accommodation and versatile living spaces. Set across two floors, the property comprises three well-proportioned double bedrooms, including one located on the ground floor for added accessibility.

The ground floor features a spacious living room with a charming stone fireplace—perfectly suited for a log burner or gas fire (the flue simply needs reopening). A second sitting room, currently used as a playroom, offers additional flexibility for growing families or those working from home. An adjoining home office provides a quiet retreat for remote working or study.

The heart of the home is the kitchen and dining area, fitted with cream shaker-style cabinetry, wood-effect worktops, and a combination of single and electric ovens. Adjacent to the kitchen is a large utility room with a separate access door, extensive storage options, and space for a washing machine and tumble dryer. A modern ground floor shower room and the third bedroom complete the downstairs layout.

Upstairs, you'll find two further double bedrooms and a well-appointed three-piece family bathroom. The master bedroom enjoys breathtaking views over the south-facing garden and surrounding farmland, offering a peaceful and private retreat.



OCCUPANCY RESTRICTIONS

The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in the section 290 of the Town and County Planning Act, 1971, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.

For more information on the planning consent please contact the office.

Garden & Grounds

This fantastic property benefits from a generous and well-structured outdoor layout, ideal for families, hobbyists, or anyone seeking space and serenity. Directly to the rear of the house is a spacious, south-facing garden comprising a paved patio area—perfect for entertaining or al fresco dining—and a large, level lawn that offers ample room for play, gardening, or relaxing in the sun.

In addition to the immediate garden space, the property also includes a separate parcel of land of approximately one acre, located just beyond the garden boundary. This additional land is a fantastic asset, offering potential for a variety of uses.

Whether you're dreaming of a smallholding lifestyle or simply value outdoor space, this property offers a unique opportunity in a picturesque rural setting.

Additional Information

Gas LPG. Cesspit. Council Tax Band H. Freehold.

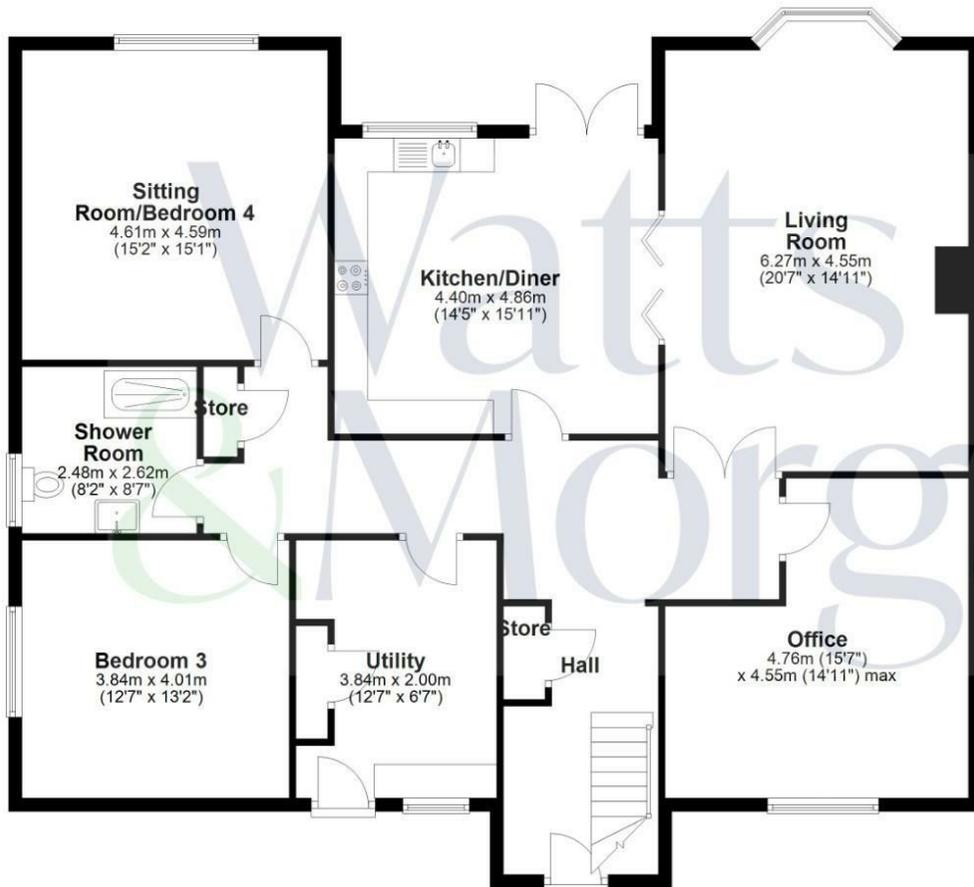


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		44	70
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Approx. 154.3 sq. metres (1661.4 sq. feet)



Total area: approx. 196.5 sq. metres (2114.6 sq. feet)

First Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



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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