



17, Cae Ffynnon  
Cowbridge, CF71 7FJ

Watts  
& Morgan



# 17, Cae Ffynnon

Cowbridge CF71 7FJ

**£350,000 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A three bedroom, detached property in move-in ready condition. Within walking distance to Cowbridge high street with its local shops, cafes and amenities. Offering no ongoing chain. Accommodation to include; entrance hallway, lounge, kitchen-dining room and a ground floor WC. Three bedrooms to the first floor, one en-suite and a family bathroom. Lawned, fully enclosed garden and driveway parking for two vehicles. EPC Rating; B

## Directions



**Your local office:** Cowbridge

**T** 01446 773500

**E** cowbridge@wattsandmorgan.co.uk

## Summary of Accommodation

### SITUATION

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also highly regarded local primary and secondary schools within the town itself. Access both east and west is via the A48, which by-passes the Town. The City of Cardiff, which has the usual amenities of a Capital City, lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale", and the main bus route to Cardiff. There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.

### ABOUT THE PROPERTY

An immaculate, move-in ready property nestled on the first phase of the popular Clare Garden Village development in Cowbridge.

The entrance hallway has a carpeted staircase leading to the first floor and a courtesy door opens directly into the living accommodation.

The lounge is a generous, neutrally decorated reception room with a front-facing window and contemporary LVT flooring.

The kitchen-dining room spans the width of the property and has French doors leading to the rear garden. The kitchen has been fitted with a range of white wall and base units with complementary work surfaces and an integral gas hob with oven/grill beneath to remain. Also a freestanding large fridge/freezer with water dispenser to remain. One cupboard houses the gas central heating boiler. There is ample space for dining furniture and there is a useful understairs storage cupboard. Also, completing the ground floor is a 2-piece WC.

To the first floor, there are three bedrooms and a family bathroom. The principal bedroom has the benefit of fitted wardrobes and a contemporary en-suite shower room, and the second largest bedroom also has fitted wardrobes.

### GARDENS AND GROUNDS

17 Cae Ffynnon is neatly positioned in the first phase of the Clare Garden Village development.

There is a long driveway to the side of the property to accommodate two vehicles, and a side gate leads to the rear garden.

To the front, a stepped footpath leads to the front door planted with mature borders, and to the rear of the property is fully enclosed lawned garden.

### ADDITIONAL INFORMATION

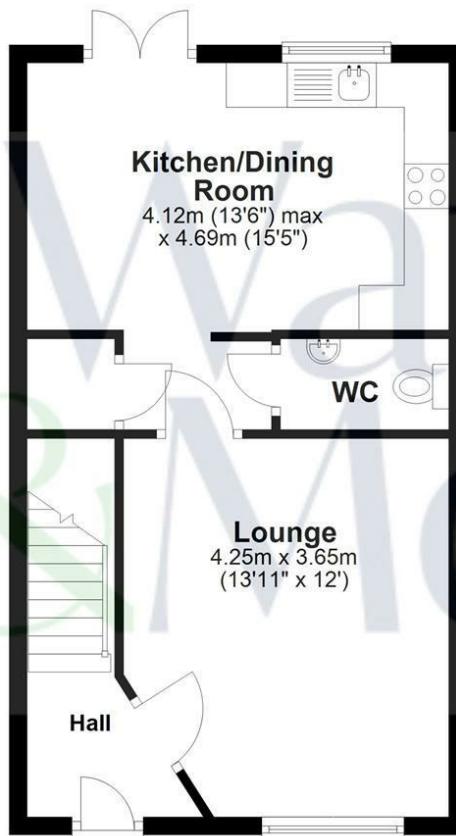
Freehold. All mains services connected. Gas-fired central heating. Council tax band F.

All fitted blinds to remain. NHBC warranty (2019). Communal development charge £100.



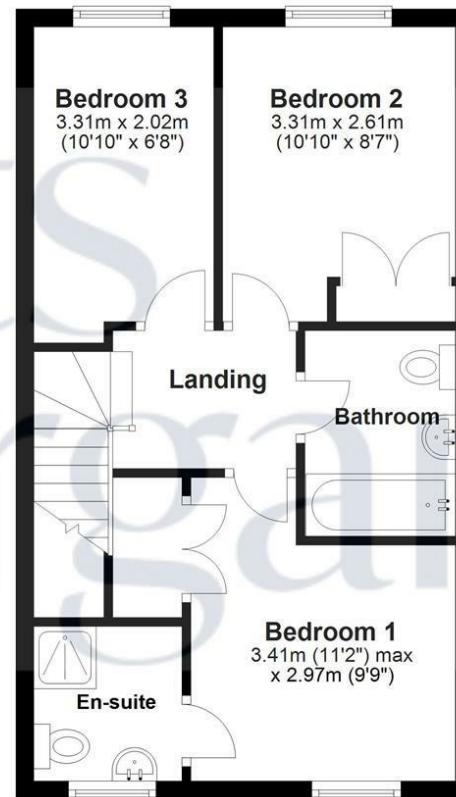
## Ground Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



## First Floor

Approx. 40.0 sq. metres (430.7 sq. feet)

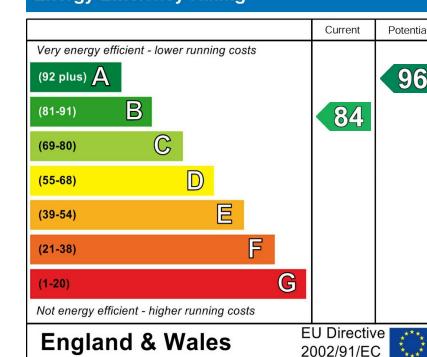


Total area: approx. 80.0 sq. metres (861.5 sq. feet)

**17 Cae Ffynon, Cowbridge**



### Energy Efficiency Rating



Scan to view property

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