

18 Cae Ffynnon

Cowbridge, Vale of Glamorgan, CF71 7FJ

Watts & Morgan



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Guide Price £340,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A three bedroom, detached property located in the first phase of Clare Garden Village and with south facing garden to the rear. Accommodation includes: entrance hallway, lounge, kitchen-dining room and a ground floor WC. Three bedrooms to the first floor, two of these doubles and one with en suite. Also family bathroom. Enclosed garden to the rear with paved patio and lawn. Driveway parking for two vehicles. EPC Rating; B







Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 14.0 miles

M4 Motorway Pencoed – 3.9 miles

Your local office: Cowbridge
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Summary of Accommodation

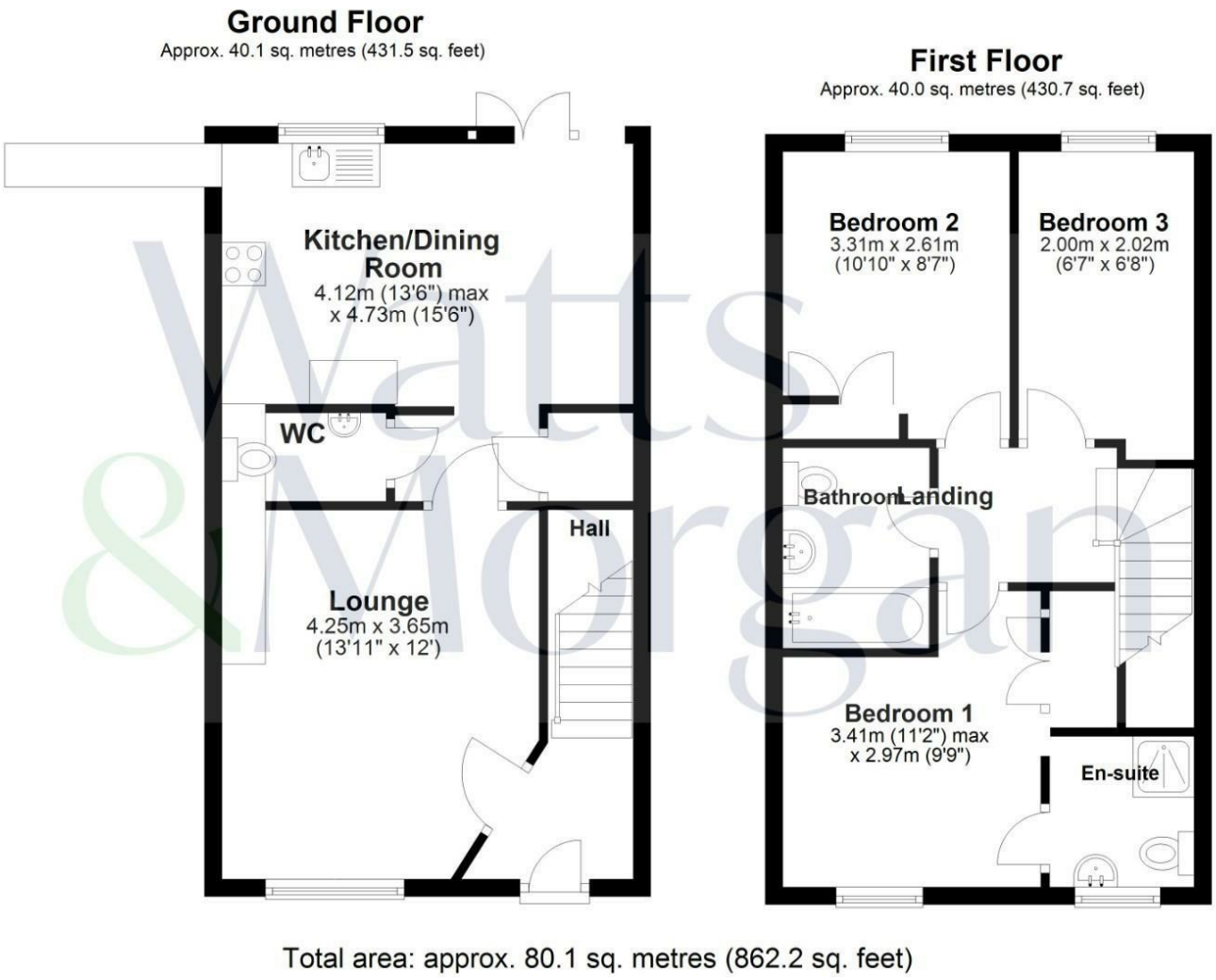
About The Property

Located within the popular Clare Garden Village development, this first-phase home is in great order throughout. The entrance hallway has a staircase leading to the first floor and a door opening directly into the family lounge. This a generous reception room features a front-facing window looking over Cae Ffynnon. The kitchen-dining room spans the width of the rear of the property and has French doors leading to the rear garden. The kitchen is fitted with a range of units with appliances, where fitted, to remain including: hob, oven/grill, fully integrated dishwasher and washing machine. Space remains for a tall fridge-freezer. One wall cupboard houses the gas 'combi' boiler. There is a neat storage cupboard and also ground floor WC.





To the first floor, there are three bedrooms and a family bathroom all accessed from the central landing. The largest bedroom has a fitted wardrobe and a contemporary en suite shower room; the second largest bedroom also has a fitted wardrobe.



Total area: approx. 80.1 sq. metres (862.2 sq. feet)

Garden & Grounds

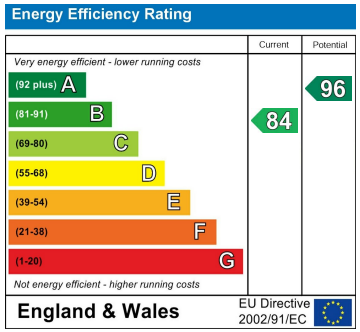
18 Cae Ffynnon is neatly positioned in the first phase of the Clare Garden Village development. A stepped footpath leads to the front door . To the side of the property is a long driveway to the side of the property to accommodate two vehicles, and a gated entrance leading into the rear garden. The largest portion of garden is to the rear, accessed from the kitchen-diner. I 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 £tbc.





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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