



27, Cae Rex  
Cowbridge, CF71 7JS

Watts  
& Morgan







# 27, Cae Rex

Llanblethian, Cowbridge CF71 7JS

## £800,000 Freehold

3 Bedrooms | 3 Bathrooms | 3 Reception Rooms

An immaculately presented detached family home, located within the sought after village of Llanblethian and a short walk to Cowbridge town centre. The flexible accommodation comprises; entrance hall, living room, garden room, open plan kitchen/breakfast room, dining room, utility & wc. To the first floor; Two double bedrooms with en-suite shower rooms, one further double bedroom & family bathroom. Externally; driveway with ample parking, large garden to the rear with home office.

### Directions

From our Cowbridge office, travel in an easterly direction, until you reach the Eastgate traffic lights / crossroads. Take the right hand turn into St Athan Road and then immediately right again onto Broadway. Continue on this road, passing Ysgol Iolo Morganwg and, after about 200 yards turn right into Cae Rex.

**Your local office:** Cowbridge

T 01446 773500

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







## Summary of Accommodation

### SUMMARY

An immaculately presented detached family home, located within the sought after village of Llanblethian and a short walk to Cowbridge town centre. The flexible accommodation comprises; entrance hall, living room, garden room, open plan kitchen/breakfast room, dining room, utility & wc. To the first floor; Two double bedrooms with en-suite shower rooms, one further double bedroom & family bathroom. Externally; driveway with ample parking, large garden to the rear with home office.

### SITUATION

Llanblethian has long been regarded as one of the Vale of Glamorgan's foremost residential areas offering as it does a very pretty Village-style setting with a combination of individual old and new houses and narrow winding streets. The Market Town of Cowbridge is adjoining and offers an excellent range of 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. Local primary and secondary schools, and indeed all of Cowbridge's excellent facilities, are within walking distance of Broadway.

### ABOUT THE PROPERTY

- \* Spacious entrance hall with herringbone parquet flooring and stairs leading to the first floor
- \* Herringbone parquet continues into the living room which benefits from a central feature log burner
- \* The garden room is fitted with underfloor heating and opens onto the rear garden decking with wide spanning views over Cowbridge
- \* An open-plan kitchen/breakfast room benefits from limestone tiled underfloor heating with hand painted wall and base units, granite work surfaces, one and a half bowl sink & wine cooler
- \* The breakfast room provides a free standing log burner and ample space for seating or dining
- \* The kitchen/breakfast room opens into the dining room which provides extra reception space
- \* Utility room with further storage, sink, plumbing for white goods & access to the side of the property
- \* WC
- \* To the first floor;
- \* Bedroom one; with en-suite shower room
- \* Bedroom two also benefits from an en-suite shower room
- \* Both bedrooms one & two are fitted with air conditioning
- \* Third double bedroom
- \* Modern family bathroom suite
- \* An air filtration system is also fitted throughout the property

### GARDENS AND GROUNDS

- \* Private block paved driveway with ample parking
- \* Sizeable garden to the rear backing on to allotments
- \* Spacious decked area providing a great entertaining space
- \* Generous lawned garden with mature apple trees
- \* Raised decked area with hot tub to remain
- \* Home office with electric, heating & high speed internet
- \* 'Kota' BBQ hut; timber framed with seating & grill
- \* Further garden store & log store

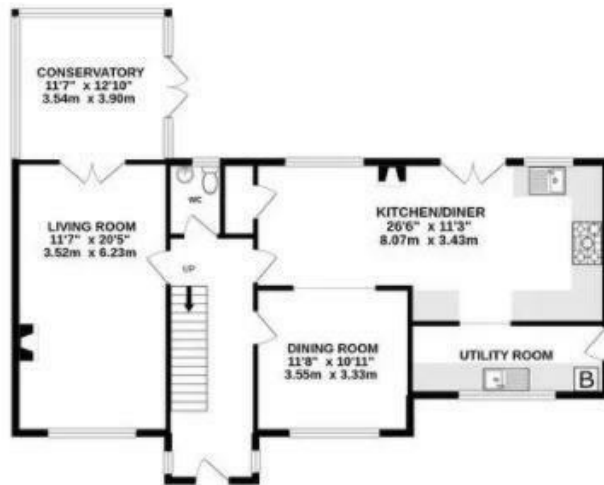
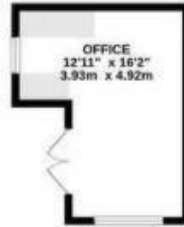
### TENURE AND SERVICES

Freehold. All main services connect to the property. Gas-fired central heating.

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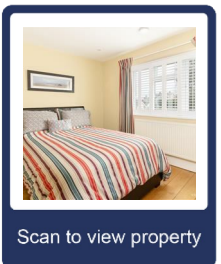


TOTAL FLOOR AREA : 2057 sq.ft. (191.1 sq.m.) approx.

1ST FLOOR  
869 sq.ft. (80.8 sq.m.) approx.



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		
	69	78
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.





**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)

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