



4 Brynach Way
Cowbridge, Vale of Glamorgan, CF71 7FZ

Watts
& Morgan



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Guide Price £599,950 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Set in the heart of the Vale of Glamorgan, this exceptional four-bedroom detached home on Clare Garden Estate offers a luxurious lifestyle combined with a superb location. Cowbridge, a historic market town renowned for its individual shops, boutiques, restaurants, cafés, and a centrally located Waitrose, provides a vibrant yet charming community atmosphere. Local amenities include a health centre, leisure centre, sporting clubs, library, and community facilities, alongside both primary and secondary schools.

The property is well-connected, with easy access to the A48 for travel east and west, Cardiff just 13 miles away with a mainline rail connection to London in around two hours, and the M4 motorway via junctions 33, 34, and 35. The surrounding area offers scenic countryside, golf courses, and the stunning Heritage Coast with its cliff-top walks and beaches.

With luxury finishes, bespoke shutters, a modern kitchen, spacious bedrooms, and the added advantage of being end-of-chain and within the catchment area for the highly regarded Cowbridge Comprehensive School, this home represents a rare opportunity for families seeking style, comfort, and convenience.

Directions

Cowbridge Town Centre – 1.3 miles

Cardiff City Centre – 17.1 miles

M4 Motorway – 5.5 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

About The Property

An immaculately presented 4-bedroom detached home, situated on a corner plot within the highly sought-after Clare Garden Estate in Cowbridge, Vale of Glamorgan. This property, purchased from new, benefits from the higher specification package, offering luxury living throughout.

The ground floor features luxury LVT flooring, chrome sockets and fittings, many with integrated USB chargers, and bespoke shutters to the majority of windows. The contemporary kitchen boasts white cabinetry with wood-effect countertops, integrated fridge/freezer, gas hob, and double oven, creating the perfect space for cooking and entertaining.

Upstairs, there are four generously sized double bedrooms, all with fitted wardrobes except the fourth smaller double. The master bedroom is complemented by a modern en-suite shower room, while the family bathroom comprises a three-piece suite. Additional practical features include an integral garage and off-road driveway providing comfortable parking for three vehicles.

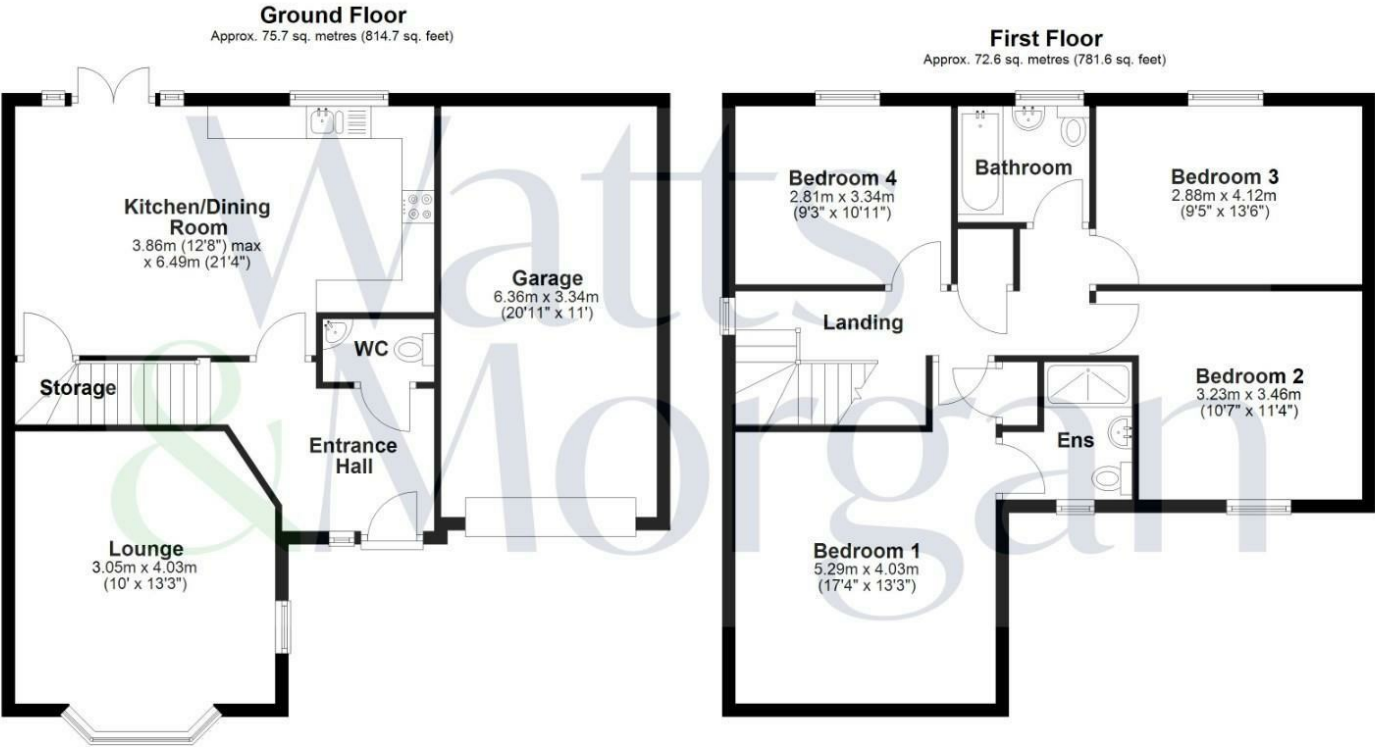


Garden & Grounds

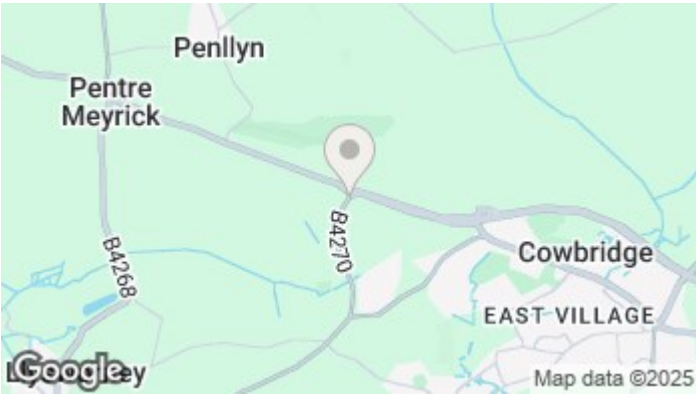
The property enjoys a spacious, enclosed rear garden with a well-maintained lawn, side access, and conveniently placed external power sockets. Its corner plot position enhances both privacy and outdoor space, offering an ideal environment for family life and entertaining.

Additional Information

Freehold. All Mains Connected. Council Tax Band G. No Onward Chain



Total area: approx. 148.3 sq. metres (1596.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



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