12 Ffordd Y Dderwen, Ystradowen,

Nr Cowbridge, Vale of Glamorgan, CF71 7SG

Watts & Morgan

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Guide price: £629,950 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A beautifully presented and spacious five-bedroom detached family home, set in a quiet residential location backing onto open farmland. This thoughtfully designed property offers versatile living spaces, a high-specification kitchen, luxurious bathrooms, and generous gardens, all complemented by a double garage and private parking.

Located within the school catchment area for the highly sought-after Cowbridge Comprehensive School, this home is ideal for modern family life, offering excellent indoor and outdoor entertaining space in a peaceful and private setting.

Directions

Cowbridge Town Centre – 3.7 miles

Cardiff City Centre – 19.0 miles

M4 Motorway Pontylcun – 6.9 miles

Your local office: Cowbridge

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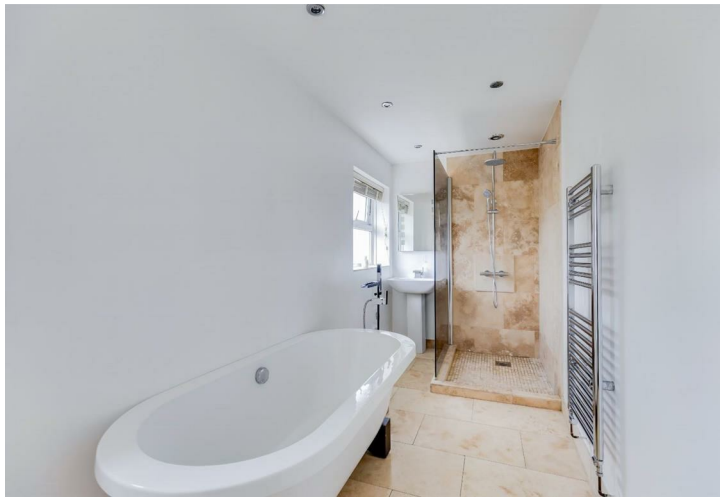


Summary of Accommodation

About the Property

This impressive and versatile family home offers generous living accommodation across two floors and is finished to a high specification throughout.

A spacious and welcoming hallway sets the tone for the rest of the home, featuring solid oak flooring, a two-piece cloakroom/WC, and internal access to the double garage. Just off the hallway lies a separate reception room, currently used as a formal dining room, offering excellent flexibility for use as a playroom or home office.

To the rear of the property is a bright and airy lounge, complete with French doors opening onto the rear patio, solid oak flooring, and a contemporary 'HWAM' wood-burning stove.

The adjoining kitchen/dining room is the heart of the home, boasting a premium kitchen with granite work surfaces, display cabinetry, and a central island. A full range of integrated 'Neff' appliances includes an induction hob, oven/grill, microwave, dishwasher, and wine cooler. Tiled flooring continues through to French doors that open onto the garden, while an adjacent utility room provides additional storage and houses the gas boiler.

Upstairs, the first-floor landing offers access to a partly boarded loft space via a pull-down ladder and an airing cupboard housing the hot water tank. The principal bedroom is a spacious double, complete with fitted wardrobes and a luxurious en-suite bathroom featuring a freestanding roll-top bath and walk-in shower

Three further double bedrooms and a single bedroom provide ample accommodation for family and guests, all serviced by a contemporary four-piece family bathroom with walk-in double shower, separate bath.

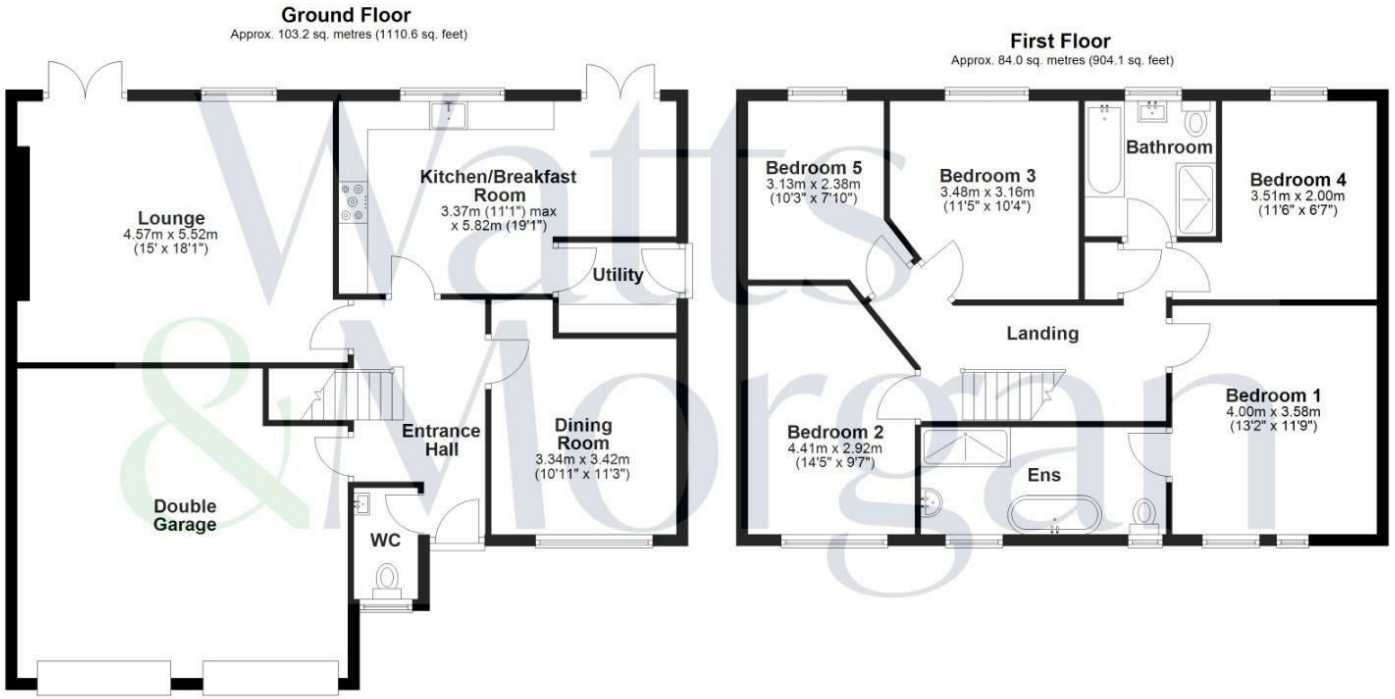
Garden & Grounds

The property is approached via a shared driveway with two other homes, leading to private off-road parking and an integral double garage with electric remote-controlled doors.

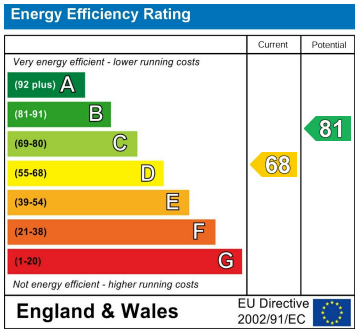
To the rear, a beautifully maintained, fully enclosed garden enjoys a sunny, south-facing aspect and backs onto open farmland, creating a peaceful and private outdoor retreat. This larger-than-average lawned garden is bordered by mature shrubs, evergreens, and a tall tree line, offering a truly idyllic space for relaxation or entertaining. A generous patio area is perfect for Al Fresco dining, while a timber storage shed is included for convenience.

Additional Information

Freehold. All mains connected. Council Tax Band G.



Total area: approx. 187.2 sq. metres (2014.7 sq. feet)



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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