



Watts
Morgan
01446 773500
For Sale

30 Fitzhamon Road
Cowbridge, Vale of Glamorgan, CF71 7FW

Watts
& Morgan



30 Fitzhamon Road

Clare Gardens, Cowbridge, Vale of Glamorgan, CF71 7FW

Guide Price £460,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

An immaculate and thoughtfully designed four-bedroom detached home located within the prestigious Clare Gardens development. This beautifully presented property offers a high specification throughout and falls within the catchment area for the highly regarded Cowbridge Comprehensive School, making it an ideal choice for families. The ground floor features a bright and spacious living room, a stylish kitchen/diner with a central island and integrated appliances, a separate utility room, and a generously sized downstairs WC. Upstairs, there are three double bedrooms with built-in wardrobes, including a master with a modern en-suite, as well as a versatile fourth bedroom that can serve as a nursery, office, or dressing room, and a contemporary family bathroom.

Externally, the recently landscaped rear garden provides a low-maintenance and attractive outdoor space, with a mix of paving, stone chippings, Astroturf, and vibrant raised beds. The property also benefits from a single garage and driveway parking for two cars. With easy access to the X2 bus route offering direct links to Cardiff and Bridgend, this property combines stylish living with excellent connectivity. Early viewing is highly recommended to appreciate all that this exceptional home has to offer.

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

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the Property

Situated in the highly desirable Clare Gardens estate in Cowbridge, this beautifully presented four-bedroom detached new build offers the perfect blend of modern style and practical family living. The property falls within the catchment area for the renowned Cowbridge Comprehensive School, making it a superb choice for families.

Thoughtfully decorated to a high specification, the home features elegant herringbone flooring throughout the ground floor (excluding the spacious downstairs WC). The bright and airy front living room provides a welcoming space to relax, while the open-plan kitchen/diner is ideal for entertaining. Enhanced by a central island added by the current owners, the kitchen includes a range of integrated appliances such as a fridge freezer, gas hob, single oven, and grill. A separate utility room provides ample storage and includes a built-in washing machine.

On the first floor, you'll find three well-proportioned double bedrooms, all with built-in wardrobes. The master bedroom benefits from a modern en-suite shower room. A fourth bedroom is currently used as a nursery but could easily serve as a home office or dressing room. A stylish, contemporary three-piece family bathroom completes the upstairs.

For commuters, the property offers easy access to the X2 bus service, with direct routes to both Bridgend and Cardiff, making it convenient for work or leisure travel.



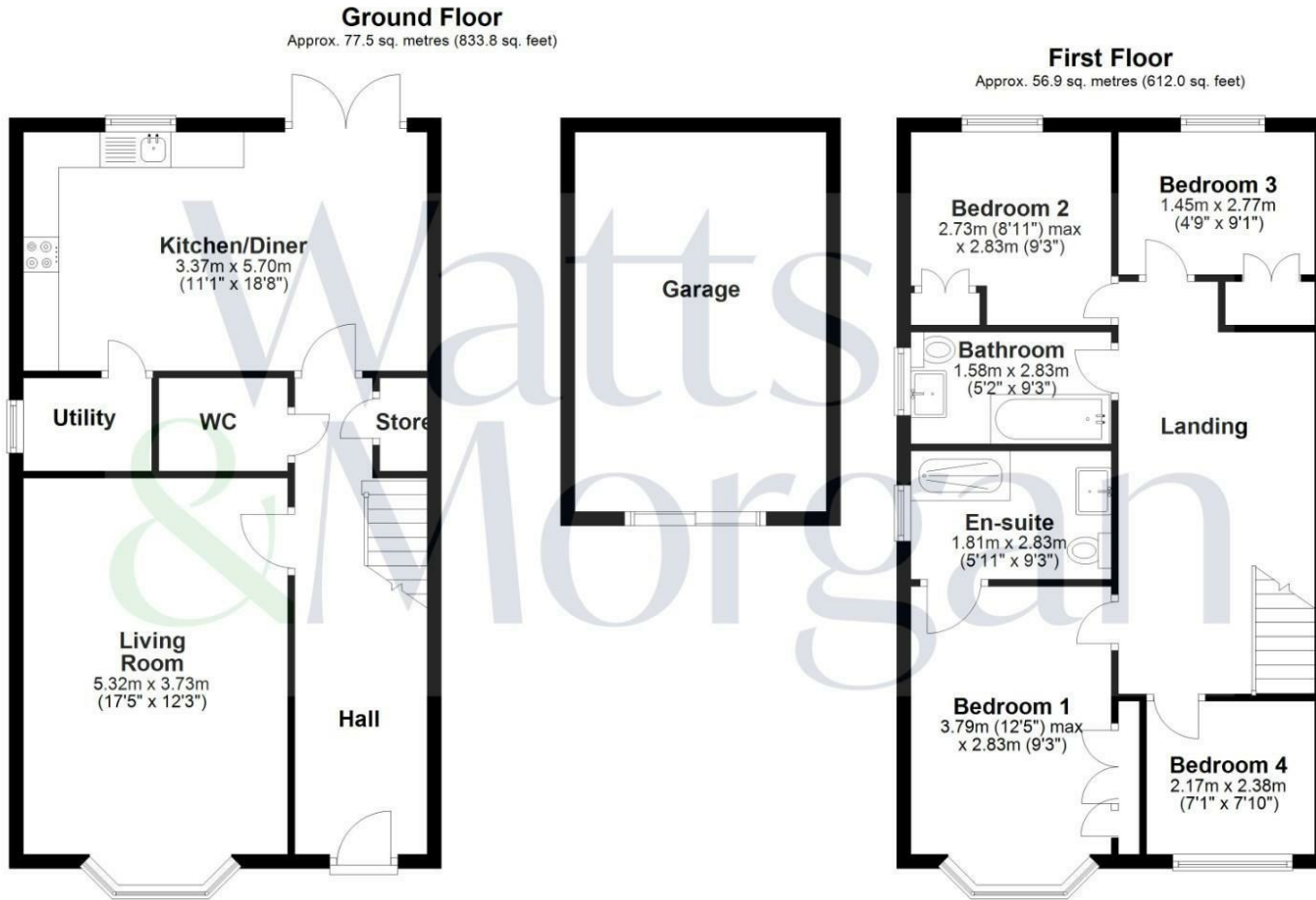
Garden & Grounds

The rear garden has been recently landscaped to provide a low-maintenance yet visually striking outdoor space. A combination of paving, decorative stone chippings, and Astroturf creates a smart and functional layout, perfect for entertaining or relaxing. Beautiful raised flower beds add a vibrant touch of colour, bringing life to the space throughout the seasons.

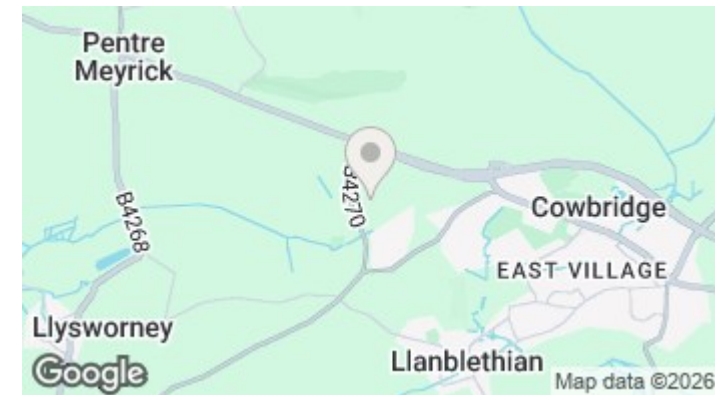
To the front, the property benefits from a single garage and off-road driveway parking for two cars, adding convenience and security.

Additional Information

Freehold. All Mains Connected. Council Tax Band F.



Total area: approx. 134.3 sq. metres (1445.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		86	
(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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