



8 Cae Ffynnon  
Cowbridge, Vale of Glamorgan, CF71 7FJ

Watts  
& Morgan



# 8 Cae Ffynnon

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## Guide Price £695,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

An exceptional four-bedroom detached executive home situated on the prestigious Clare Garden Estate in Cowbridge. Purchased off-plan to the highest specification, this beautifully presented property offers spacious, versatile accommodation including multiple reception rooms, a high-spec kitchen with AEG appliances, four generous bedrooms with two en suites, bespoke shutters throughout, a private driveway, detached double garage and a south-facing garden. Set within the heart of the Vale of Glamorgan, Cowbridge offers an excellent range of shops, restaurants, schools and amenities, with superb transport links to Cardiff, the M4 and beyond. Further benefits include no ongoing chain, making this an outstanding opportunity for a smooth and swift purchase.



### Directions

Cowbridge Town Centre – 0.9 miles

Cardiff City Centre – 17.0 miles

M4 Motorway Pontyclun – 5.8 miles

Your local office: Cowbridge

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## Summary of Accommodation

### About The Property

This impressive four-bedroom detached executive home is located on the highly sought-after Clare Garden Estate in the historic market town of Cowbridge. Purchased off-plan with the highest specification options available, the property offers generous, well-designed accommodation finished to an exceptional standard throughout.

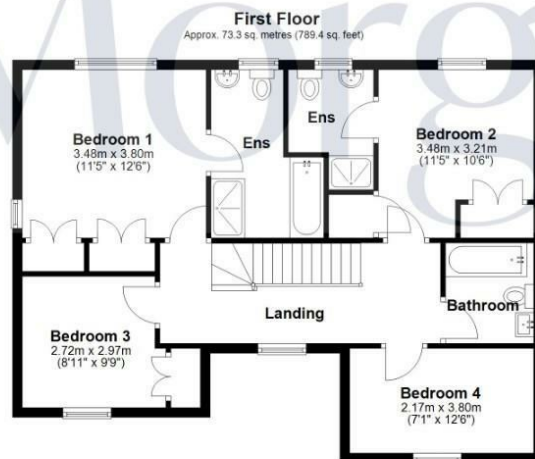
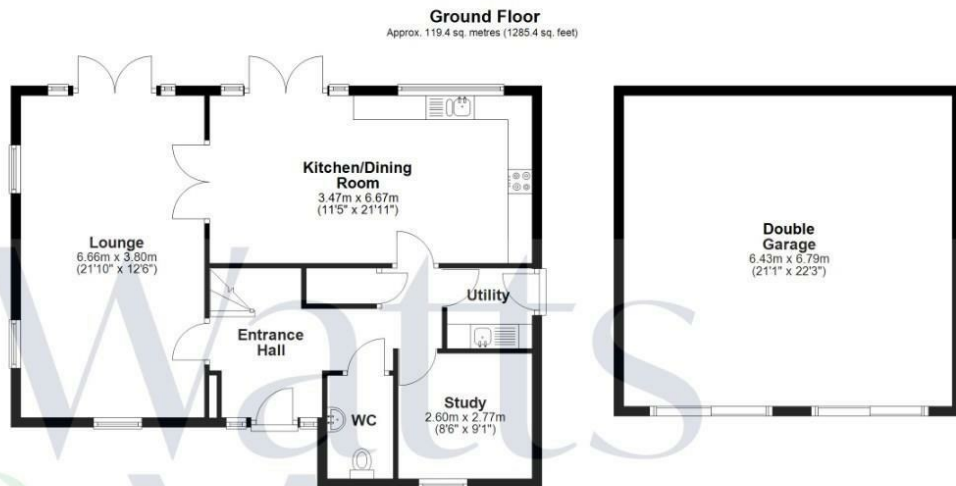
Accessed via a private driveway set back from the main street, the property benefits from driveway parking for multiple vehicles and a detached double garage. Upon entering, you are welcomed into a spacious living room which flows seamlessly into the high-specification kitchen, creating an ideal space for both everyday living and entertaining.

The kitchen is beautifully appointed with light wood cabinetry, complemented by light marble-effect laminate worktops, and is fully equipped with quality AEG appliances including an integrated dishwasher, fridge, freezer, large gas burner hob and double oven. French doors open directly onto the rear garden, allowing for an abundance of natural light and easy indoor-outdoor living. A separate utility room with matching cabinetry provides additional practicality and includes a further external door to the driveway.

A second reception room on the ground floor is currently utilised as a home office but would equally suit use as a snug, playroom or additional sitting room.

To the first floor are four well-proportioned bedrooms. The principal bedroom features double fitted wardrobes and a stylish en suite with both bath and separate shower. The second bedroom also benefits from fitted wardrobes and its own en suite shower room, while the third bedroom includes fitted wardrobes. A contemporary three-piece family bathroom services the remaining bedrooms. Throughout the home, bespoke fitted shutters enhance both privacy and presentation.





Total area: approx. 192.8 sq. metres (2074.8 sq. feet)

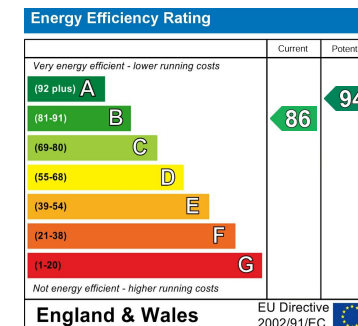
## Garden & Grounds

The rear garden is a well-maintained, south-facing outdoor space, thoughtfully designed to provide both privacy and enjoyment. A pleasing combination of patio and lawn makes it ideal for entertaining, dining and relaxation, while the surrounding brick wall creates a private and enclosed setting.

To the front, the property is approached through a neatly presented garden featuring a mixture of lawn and well-established flower beds, enhancing the property's kerb appeal and sense of arrival.

## Additional Information

Freehold. All mains services connected. Gas-fired central heating. Council tax band H. Service charge TBC when the site is completed. No ongoing chain.



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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