



4 Cae Pella, Cowbridge,  
Vale Of Glamorgan, CF71 7FN

Watts  
& Morgan



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Vale Of Glamorgan, CF71 7FN

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## Guide Price £740,000 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms  
Double Garage | Garden Office

An immaculately presented, substantial five bedroom detached bay-fronted property in Cowbridge. Located in the popular Clare Garden Village Development, within walking distance to the High Street.

Accommodation over 2,400 sq ft to include; entrance hallway, cloakroom/WC, open-plan lounge-dining room connecting to the kitchen/breakfast room with French doors to the garden. Plus a utility room, snug/playroom and separate sitting room. First floor leads to five bedrooms, two en-suites and a luxurious 4-piece family bathroom.

Externally offering a superbly landscaped rear garden with amazing garden office, veg patch, porcelain terrace and lawn area. Private driveway parking and a detached double garage.

Viewing highly recommended to appreciate this exceptional family home within the Vale Of Glamorgan. EPC Rating; 'B'.

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### Directions

Cowbridge Town Centre – 1.0 miles

Cardiff City Centre – 17.3 miles

M4 Motorway – 10.5 miles

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### Your local office: Cowbridge

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## Summary of Accommodation

### ABOUT THE PROPERTY

Neatly positioned within this popular residential development in Cowbridge over-looking greenery, sits 4 Cae Pella in the First Phase of this Taylor Wimpey development. This 'Mapleton' design was built in 2020 and has had superb contemporary fixtures added by the current owners to include; fitted wooden shutters to the bay-windows, bespoke fully insulated garden office along with quality finishes such as LVT flooring and fitted storage.

A canopied door leads through into the entrance hallway with a painted staircase and central runner leading to the first floor with useful understairs storage cupboard. This large entrance space has been fitted with timeless chequered tiled flooring with bespoke storage closet, and has a neat 2-piece cloakroom/WC.

The open-plan lounge-dining room is fitted with modern LVT-flooring laid to herringbone pattern and is a delightful reception room to the rear of the property with French doors leading out to the rear porcelain terrace. This room has been opened up to connect seamlessly into the adjacent kitchen-breakfast room, which is ideal for entertaining. A central feature to the lounge is the contemporary bio-ethanol wood burning-style flueless stove with pine fireplace, and with bespoke cabinetry to either side. The kitchen-breakfast room has French doors leading out onto the rear porcelain patio, seamlessly connecting the outside space which is ideal for family life. The kitchen has been fitted with a range of handle-less wall and base units with co-ordinating central island fitted with quartz work surfaces. A range of 'AEG' appliances to remain to include; fridge/freezer, dishwasher, 5-ring gas hob and eye-level double oven with separate grill. There is continuation of LVT-flooring, and adjacent to here is a utility room which provides access out to the side of the property along with an integral washing machine, to remain, with space for a tumble dryer. The utility room also houses the gas boiler.

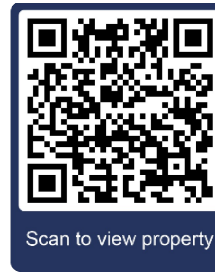
Adjacent to the lounge is a snug/playroom fitted with shuttered bay-window over-looking the front of the property, and an added crittal window looking into the lounge. Also, completing the ground floor is a spacious sitting room with a shuttered bay-window over-looking the front.

To the first floor are five spacious bedrooms; four bedrooms offer a double size each with their own fitted wardrobe. The principal bedroom has a luxurious en-suite bathroom along with the second largest bedroom also having an en-suite shower room.

The sizeable family bathroom has been fitted with a modern 4-piece suite with separate double shower enclosure, bath and tiled flooring.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b> <b>93</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	
England & Wales	
EU Directive 2002/91/EC	



## GARDENS AND GROUNDS

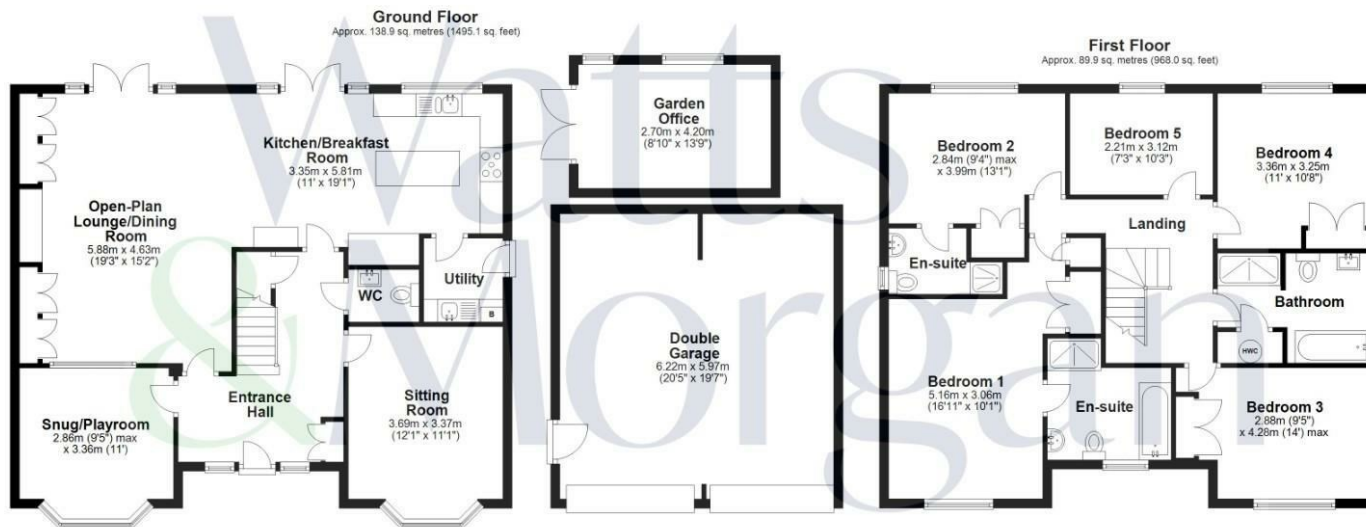
4 Cae Pella is accessed from a shared driveway onto private parking for two vehicles, leading to the double detached garage, with full power supply, lighting and additional storage to the roof space with ladder.

The front of the property has been landscaped to offer planted cherry laurel borders with a central footpath leading to the canopied entrance door.

A side gate opens into an impeccably landscaped rear garden, with large porcelain terrace with glass balustrade and extra wide steps lead down to a mature lawn with raised planted borders. To the bottom of the garden is an established railway sleeper veg patch with low-level polytunnel and an opportunity to grow several veg, fruit and salads to this sunny area. A recent addition to this garden space is the quality fully insulated garden office, designed and built by local garden-experts at Ewenny Garden Centre to include contemporary and durable cladded walls, full power, lighting and heating - a truly superb office space completely separate to the main house, ideal for family life.

## Additional Information

Freehold. All mains services connected. Gas-fired central heating. Council tax band H. 10-Year NHBC warranty (2020). Estate maintenance charges £352 per annum.



Total area: approx. 228.8 sq. metres (2463.2 sq. feet)

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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