



2, Cae Ffynnon  
Cowbridge, CF71 7FJ



Watts  
& Morgan

# 2 Cae Ffynnon

Clare Gardens, Cowbridge CF71 7FJ

£1,350 PCM

3 Bedrooms | 2 Bathrooms | 1 Reception  
Rooms

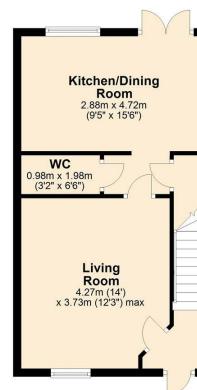
A Fantastic opportunity to rent a Modern 3 bedroom semi detached property in the new Clare Garden Estate in Cowbridge.

The property comprises entrance hallway, living room, Kitchen Diner, downstairs WC. To the 1st floor Master bedroom with ensuite, one further double bedroom, one single bedroom and a family bathroom. Both Master bedroom and second bedroom have built in wardrobes.

Property benefits from a south facing garden laid to lawn with patio area and 2 allocated parking spaces.  
EPC Rating B

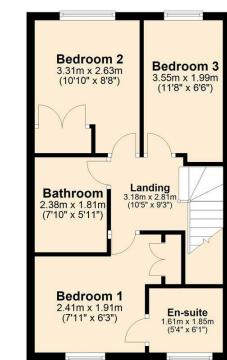
Ground Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



Total area: approx. 78.6 sq. metres (846.0 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96
(81-91)	B	84
(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



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