



Cae Ffynnon, Cowbridge
offers over £340,000

- Modern three-bedroom detached home built in the first phase of Clare Garden Village, Cowbridge
- South-facing, fully enclosed rear garden with patio and lawn
- Spacious kitchen-dining room with French doors opening onto the garden
- Driveway parking for two vehicles and remaining NHBC warranty (2019)
- EPC Rating: B



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About the property

Situated within the highly desirable Clare Garden Village development, this attractive detached home offers stylish and well-maintained accommodation throughout. Built during the first phase of the development, the property enjoys a pleasant position with a south-facing rear garden and easy access to the excellent amenities of Cowbridge.

The accommodation begins with a welcoming entrance hallway leading through to a generous lounge overlooking Cae Ffynnon. To the rear, a spacious kitchen-dining room extends across the width of the property, creating an ideal space for family living and entertaining. French doors open directly onto the garden, while the kitchen is fitted with a comprehensive range of units and integrated appliances including an oven, hob, dishwasher and washing machine. A useful storage cupboard and ground floor WC complete the ground floor accommodation.

To the first floor are three well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the second double bedroom also features fitted storage.



Accommodation

Entrance Hallway

A welcoming entrance hall providing access to the principal ground floor accommodation and staircase rising to the first floor.

Lounge

A bright and spacious reception room positioned to the front of the property, featuring a large window overlooking Cae Ffynnon and offering an excellent space for relaxation and family living.

Kitchen / Dining Room

A superb open-plan kitchen and dining space extending across the rear of the property. Fitted with a range of contemporary units and integrated appliances, with French doors opening directly onto the south-facing rear garden.

Cloakroom

Conveniently located cloakroom fitted with WC and wash hand basin.

Master Bedroom

A generous double bedroom featuring fitted wardrobes and a stylish en-suite shower room.

En-Suite Shower Room

Modern suite comprising shower enclosure, WC and wash hand basin.

Bedroom Two

A spacious double bedroom benefiting from fitted wardrobes and enjoying views over the surrounding development.

Bedroom Three

A well-proportioned single bedroom, ideal as a child's room, guest bedroom or home office.

Family Bathroom

Contemporary family bathroom fitted with bath, WC and wash hand basin.

External

A stepped footpath leads to the front door. A fully enclosed south-facing garden predominantly laid to lawn with a paved patio area, providing an excellent outdoor entertaining space.

Parking

Private driveway to the side of the property providing off-road parking for two vehicles, together with gated access to the rear garden.

Additional Information

Freehold.

All mains services connected.

Council tax band F.

All fitted blinds to remain.

NHBC warranty (from 2019).

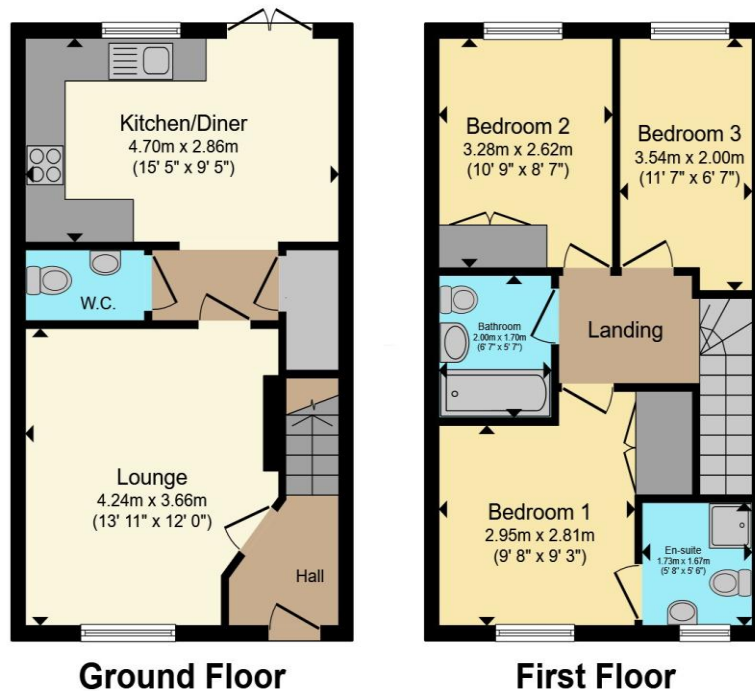
Communal development charge £tbc. to maintain children play areas and open spaces.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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Floorplan



Total floor area 77.7 m² (837 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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