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13 Cae Ffynnon  
Cowbridge, The Vale Of  
Glamorgan, CF71 7FJ



## 13 Cae Ffynnon

Asking price **£475,000**

A very well presented, modern-built four double bedroom, attached family home enjoying a south facing rear garden, driveway and garage located within phase 1 of Clare Garden Village.

A very well presented, sizable four double bedroom detached family home

Versatile and well-balanced accommodation comprises a front sitting room, home study/playroom with sociable open plan kitchen dining room with a utility WC, four double bedrooms, three with built-in storage and en-suite to bedroom one and family bathroom

The rear garden is south facing with a great sense of privacy and size

Local schools and amenities of Cowbridge within easy reach on foot or by car

Well positioned within Phase 1 of the Clare Gardens Development

Cowbridge 0.9 miles, Cardiff 16 miles and M4 5 miles









Tastefully presented and styled with a part glazed composite front door opening to a welcoming entrance hall with timber effect floor continuing throughout the ground floor space with central spindle stairs climbing to the first floor.

The well-balanced accommodation comprises a front STUDY/ PLAYROOM with a rear facing SITTING ROOM beyond with glazed French doors letting in plenty of light and giving access to the southerly facing rear garden. Off the HALLWAY is a useful storage cupboard into the rear UTILITY/WC with a modern suite comprising; WC and wash hand basin with window and plumbed provision for white goods. Spanning the full length of the

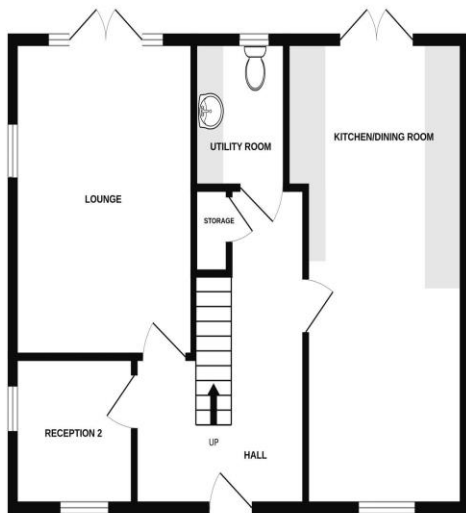
property to the right hand side is the KITCHEN/ DINING ROOM with the dining space overlooking the front and the kitchen to the rear with doors out to the garden. The kitchen is fitted with a number of high-quality 'AEG' appliances to include the double oven, induction hob, dishwasher and fridge freezer.

Upstairs off the U-shaped LANDING is access to an airing cupboard (housing pressurised water tank) with a separate attic hatch. BEDROOM ONE is to the front of the property and is a sizable double with built-in double wardrobes and an EN-SUITE SHOWER ROOM with stylish tiling, a corner shower

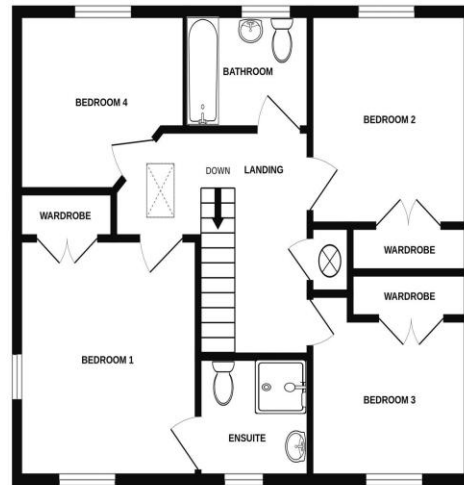
enclosure, WC, hand basin and window to the front. BEDROOMS TWO, THREE and FOUR are also doubles in size with bedrooms two and three benefiting from integrated double wardrobes. The FAMILY BATHROOM sits at the rear of the property with a three-piece suite comprising; a panel shower with a handbasin and WC to the side and the frosted window above.

To the front, a graduated path and steps lead to the front door with a welcoming grass lawn to both sides. A sizable tandem double driveway sits to the right hand side of the property and extends to a detached single GARAGE, currently used as a home gym. The garden enjoys a southerly aspect with a paved seating area leading to a well-proportioned grass lawn with raised bed borders to the rear. Behind the garage is a timber shed, to remain.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From our Cowbridge office travel in a westerly direction up the High Street. Turn left onto Llantwit Major Road, follow this road and turn right at the 'T' junction, take the first right into Clare Gardens, then immediately onto Eastfield Close, then left into Cae Ffynnon. Travel for a short distance and No.13 will be on your right hand side as indicated by our 'For Sale' board.

What3words: Trousers.Dined.Paces

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity

Council Tax Band F

EPC Rating B

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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