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8 Clos Ffawydd  
Ystradowen, Vale of  
Glamorgan, CF71 7SE

## 8 Clos Ffawyddden

Guide Price £525,000

A beautifully presented and extended five bedroom detached family home, situated in a peaceful cul-de-sac location within Ystradowen Village.

Modern detached five bedroom family home

Extended to create additional living accommodation

Peaceful village setting within walking distance to local amenities

Well presented and maintained accommodation throughout

Three reception rooms plus kitchen/breakfast room

Utility room and ground floor cloakroom

Catchment to Llansannor Primary School and Cowbridge Comprehensive School

Enclosed lawned garden

Parking on driveway and integral single garage





This beautifully presented, modern five bedroom detached property, offers extended living accommodation and will make an ideal family home. It is situated in a peaceful cul-de-sac within the highly regarded Ystradowen Village, within walking distance to all local amenities.

The property lies within catchment to Llansannor primary school and Cowbridge comprehensive School. Briefly, the accommodation comprises of a covered entrance way with part glazed door, leading into the ENTRANCE HALL, with stairs to first floor, has engineered oak wood flooring which continues into the kitchen/Breakfast/living room. Glazed double doors from the hallway lead into the light and airy LOUNGE (18'1" widening to 20'5" into bay window x 11') which benefits from a large box bay window to front aspect and further window to side. A gas real flame fire is set in a natural stone fireplace. An open archway leads into the DINING ROOM (9'4" x 12') which has French doors giving access and views into the rear garden. Doors from the dining room and entrance hall access the KITCHEN/BREAKFAST ROOM (9'3" widening to 11'8"x16'8") which has a range of cream coloured 'Shaker' style base and

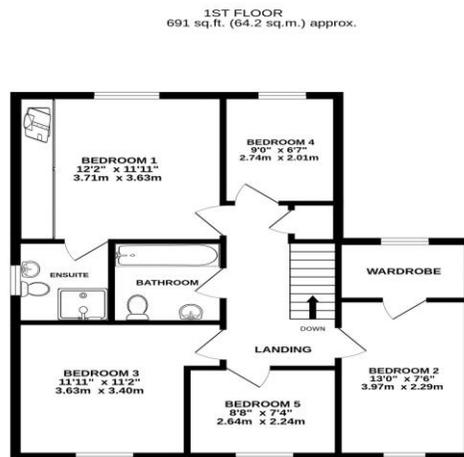
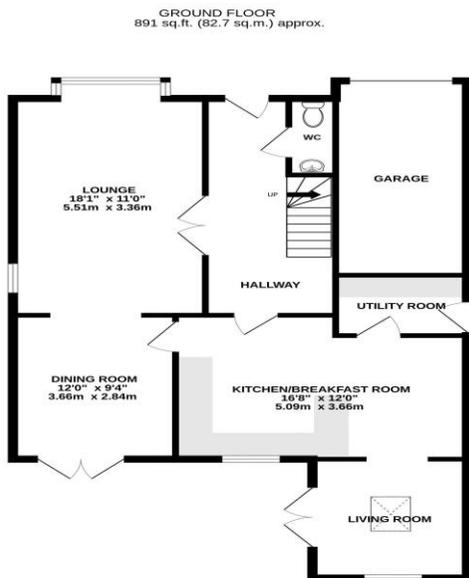
wall mounted units with slate effect work surfaces extending to a breakfast bar with splash back tiling over, integrated double oven, four burner gas hob with hood over, dishwasher and space/plumbing for fridge/freezer. An open archway leads into the LIVING ROOM EXTENSION. This versatile space has French doors and window giving access to the rear garden plus a Velux skylight. Off the kitchen/breakfast room is a UTILITY ROOM (7'6"x5') with pedestrian door to side. It has wall mounted and larder units matching the kitchen, space and plumbing for washing machine, wall mounted gas fired central heating boiler, ceramic tiled flooring. Finally off the entrance hall is a ground floor CLOAKROOM, with white two piece suite and ceramic tiled flooring.

The first floor landing, with loft inspection point, has a built-in airing cupboard housing a pressurised hot water tank. The property offers five bedrooms. BEDROOM ONE (8'10" to built-in wardrobes x 12'2") is a generous sized double bedroom with a full bank of built-in wardrobe cupboards, benefits from an EN-SUITE SHOWER ROOM (6'9"x5'6") with a white three-piece suite which includes a fully tiled shower

cubicle with mains powered rainfall shower. BEDROOM TWO (7'6"x13') with window to rear overlooking the garden is a walk-in wardrobe with fitted hanging shelf and storage space plus window to front. BEDROOM THREE (9'6"x10'11") is a comfortable double bedroom with picture window to rear. BEDROOM FOUR (6'7"x9') located at the front of the property is a single bedroom. BEDROOM FIVE (7'4"x8') is a single bedroom currently used as a children's playroom and has a window to rear. The FAMILY BATHROOM (5'6"x6'9") with a white three-piece suite includes a panel bath with splashback tiling over with a mixer tap/shower attachment.

To the front of the property is a paved driveway offering parking space for two vehicles and an open plan lawned garden. The integral single GARAGE (8'3"x17'8") has an 'up and over' door from the driveway. It benefits from power and lighting and has storage space within the roof trusses.

To the rear is an enclosed garden with a flagstone laid patio leading out onto a lawn area with raised flower borders, bordered by overlap wood fencing. Benefits from external power points and water tap.



TOTAL FLOOR AREA: 1582 sq.ft. (146.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures 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 Cowbridge, travel north, signposted Pontyclun. Travel through the villages of Aberthin and Maendy, as you enter Ystradowen take the first right hand, turning into Clos Ffawyddden where number eight will be found on the left-hand side indicated by our for sale board.

### Tenure

Freehold

### Services

Mains Water, Gas, Electric & Drainage  
Council Tax Band  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926 

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

