



pa black
Land & New Homes

Maple Walk, Ystradowen, Cowbridge

£335,000

- New-build home
- 3 bedroom semi-detached
- Open-plan kitchen/dining/family room
- Separate living room
- EPC Rating: TBC (New-build)



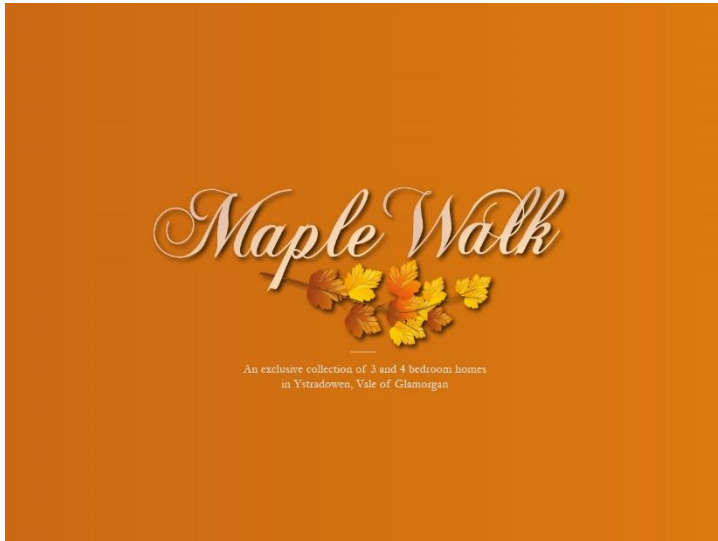
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About the property

INTRODUCING MAPLE WALK

Maple Walk offers a stunning mix of 3 and 4 bedroom homes, located in Ystradowen, a charming village near Cowbridge.

The idyllic location on Sandy Lane offers a blend of rural tranquility and modern convenience. Nestled in the picturesque Vale of Glamorgan, Ystradowen boasts beautiful countryside surroundings, providing a peaceful setting for those seeking a slower pace of life.

Its location offers easy access to Cowbridge, a vibrant market town renowned for boutique shops, fine dining, and lies within the catchment area of Cowbridge's excellent schools, making it ideal for families.

Outdoor enthusiasts will love the nearby walking trails, scenic parks, and proximity to the stunning South Wales coastline. The village fosters a close-knit community atmosphere with local pubs and community events, adding to its appeal.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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THE HYATT THREE BEDROOM SEMI-DETACHED HOME 978 sq.ft (90.9 sq.m) PLOTS 30, 31, 32, 33, 35, 36, 45 & 46



Accommodation

Hallway

Cloaks/Wc

Lounge: 17' 8" x 9' 4" (5.38m x 2.84m)

Kitchen: 12' 4" x 9' 4" (3.76m x 2.84m)

Family / Dining: 8' 6" x 6' 8" (2.59m x 2.03m)

First Floor Landing

Bedroom One: 13' 3" x 8' 10" (4.04m x 2.69m)

En-Suite

Bedroom Two: 10' 7" x 9' 4" (3.23m x 2.84m)

Bedroom Three: 10' 6" x 7' 7" (3.20m x 2.31m)

Bathroom/wc

Extras

Extras are available on all house types, notification being required in advance of the work being carried out. All extras are to be paid in full by the customer before any work commences.