



Eich cartref newydd
**Pentref Clare Garden,
Y Bontfaen**



Your new home
**Claire Garden Village,
Cowbridge**



homesforsale@newydd.co.uk



03030 401 998



Cadarn Housing Group, 5 Village
Way, Tongwynlais, CF15 7NE

Plot 214 & 215 - Tŷ Pâr 2 Ystafell Wely - £182,000
(70% o werth y farchnad £260,000)



Property consists of:

- Cyntedd
- Cegin
- Lolfa gyda drysau patio i'r ardd
- Ystafell Wely 1
- Ystafell Wely 2
- Ystafell ymolochi deuluol fodern
- Toiled i lawr grisiau
- Cwprdd storio i lawr y grisiau
- Dau le parcio wedi'u neilltuo
- a gardd

Mae'r cartefi 2 ystafell wely yma wedi eu lleoli ar ddatblygiad dymunol o 475 o gartrefi yn Darren Farm ar gyrion y Bontfaen, tre farchnad ym Mro Morgannwg, tua 7 milltir i'r gorllewin o Gaerdydd.

Bydd y datblygiad hefyd yn cynnwys adeiladu ffordd gyswllt sy'n cysylltu ffordd osgoi'r Bontfaen â Llanilltud Fawr, yn ogystal â llwybrau troed / llwybrau beicio.

Mae polisi gwerthu lleol yn ei le a rhoddir blaenoriaeth i'r rhai sydd â chysylltiad â'r Bontfaen, Llanfl eiddan neu Ben-Ilin.

Plot 214 & 215-2 Bedroom Semi Detached House - £182,000
(70% of the market value £260,000)



Property consists of:

- Hallway
- Striking fitted kitchen
- Lounge with patio doors to garden
- Bedroom 1
- Bedroom 2
- Modern Family bathroom
- Downstairs WC
- Downstairs storage cupboard
- Two allocated parking spaces
- and a turfed garden

These two bedroom homes are situated on a desirable development of 475 homes at Darren Farm on the outskirts of Cowbridge, a market town in the Vale of Glamorgan, approximately 7 miles west of Cardiff.

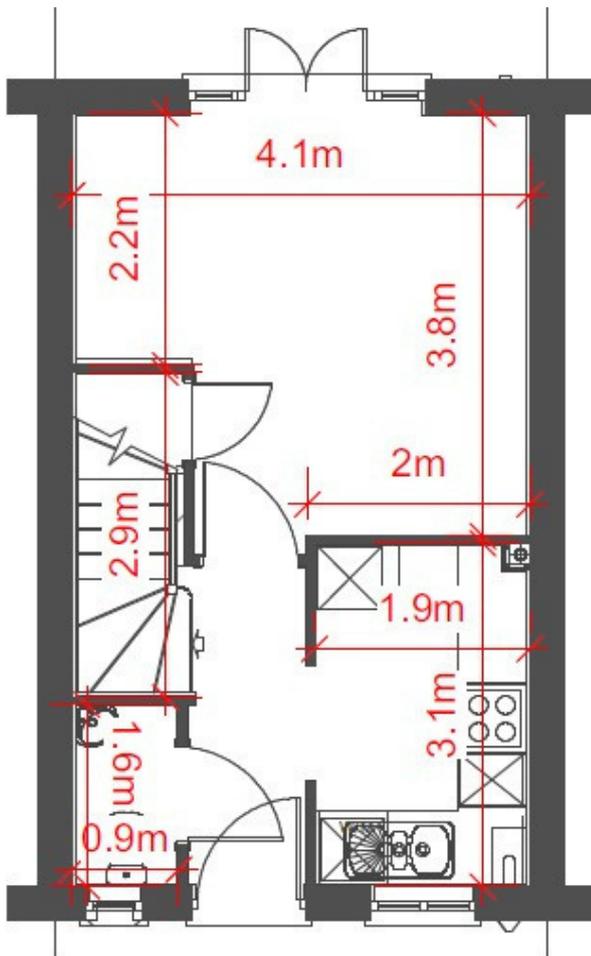
The development will also involve the construction of a link road connecting the Cowbridge bypass with Llantwit Major, as well as footpaths, cycleways and landscaping.

A local sales policy is in place and priority will be given to those who have a connection to Cowbridge, Llanblethian or Penllyn.

Cynlluniau llawr

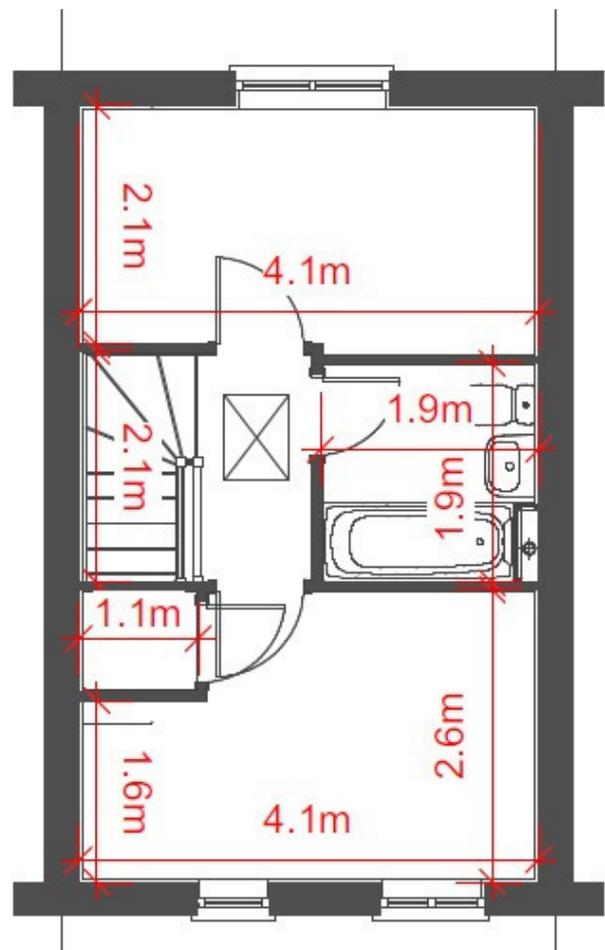
Mae'r cynlluniau hyn at ddibenion enghreifftiol yn unig ac mae mesuriadau drysau, ffenestri ac ystafelloedd yn fras, nid i raddfa a nid oes cyfrifoldeb yn cael ei gymryd am unrhyw wall, hepgoriad neu gam-ddatganiad.

Llawr gwaelod



Ground floor

Llawr cyntaf



First floor

Floor plans

These plans are for illustrative purposes only and the measurements of doors, windows and rooms are approximate, not to scale and no responsibility is taken for any error, omission or mis-statement.