



40 Heol Cae Pwll, Colwinston,
Nr Cowbridge, CF71 7PL

Watts
& Morgan



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Nr Cowbridge CF71 7PL

Guide Price £625,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A delightful and immaculately presented detached family home at the head of this cul-de-sac and enjoying a most enviable position, looking out over this popular residential street with south-facing garden to the rear.

Spacious family accommodation includes: lounge, second sitting room, kitchen/diner with doors opening to the south-facing rear garden. Also cloakroom and utility room.

To the first floor: largest bedroom with fitted wardrobes and own en suite shower room, a second guest bedroom also en suite and 2 further double bedrooms both sharing use of a luxurious family bathroom.

Fronting the property are 2 parking spaces giving access to the double garage whilst, to the rear of the property, is a south-facing landscaped garden with paved seating area, adjacent deck with hot tub and thoughtfully planted bank with decorative birch trees adjoining the rear border.

EPC Rating C.

Directions

Cowbridge Town Centre – 4.2 miles

Cardiff City Centre – 25.3 miles

M4 Motorway – 6.7 miles

Your local office: Cowbridge

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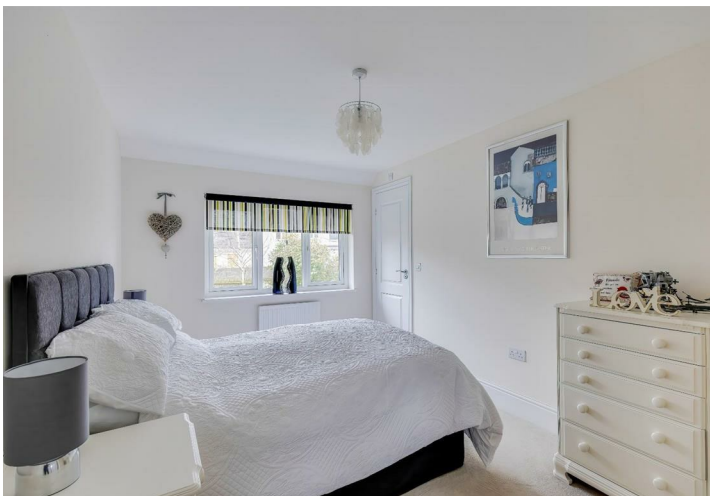


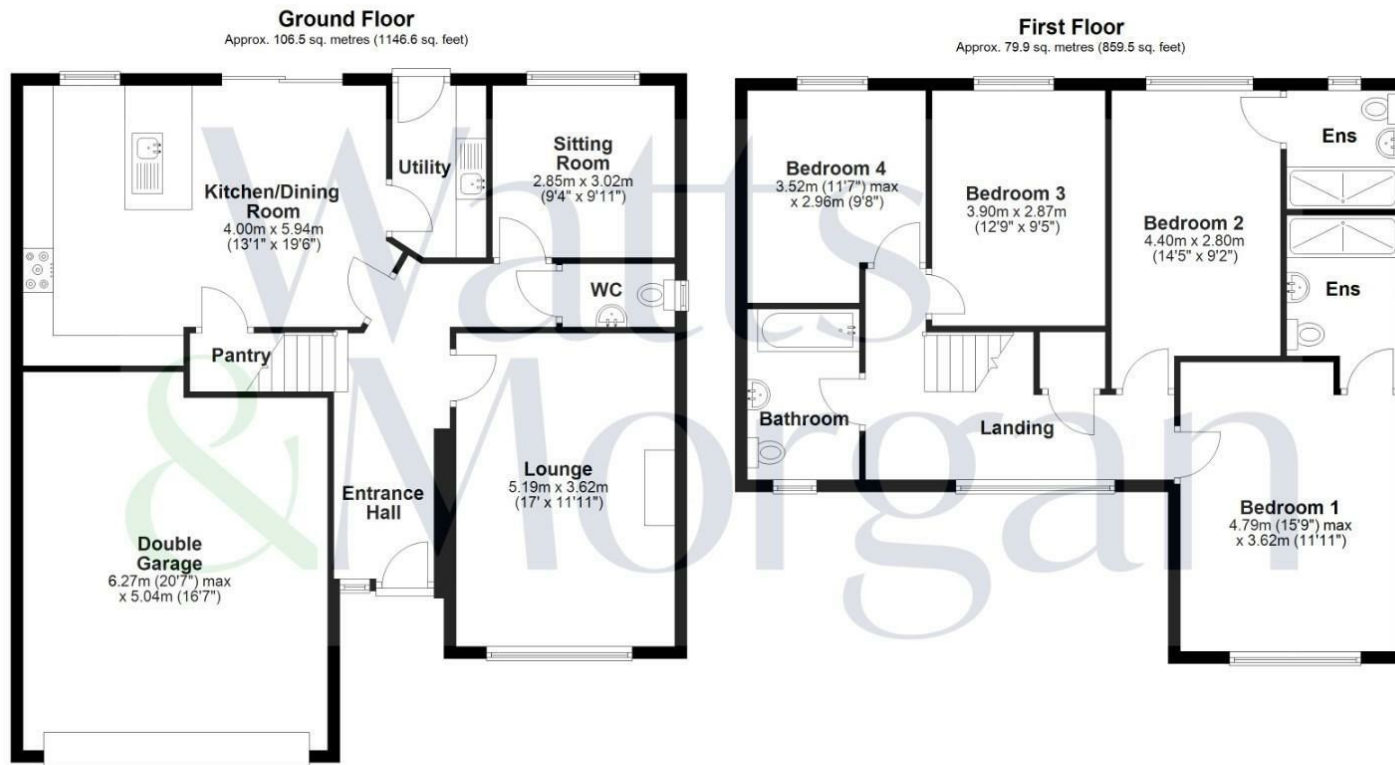
Summary of Accommodation

ABOUT THE PROPERTY

Enjoying an elevated and prominent position to the far end of this cul-de-sac, 40 Heol Cae Pwll looks out over the surrounding area to the front and, to the rear, features a fine southerly aspect. A path from the driveway leads to the front entrance doorway, opening into the especially generous hallway with Amtico flooring extending into the ground floor cloakroom and throughout the kitchen dining room and utility room. Looking to the front elevation is a wonderful family lounge with plantation shuttered windows providing a wonderfully cosy seating space; an electric fire within its own surround provides a great focal feature. A second reception room over-looks the rear garden. It is currently utilised as a sitting room yet offers many and varied potential uses including play-room, study etc. Also positioned to the rear of the property to enjoy the sunny southerly aspect is a broad kitchen-dining room of two distinct sections. The dining area has ample room for a family sized table; double doors opening to a paved seating area, ideal for al fresco dining. A retractable awning provides shade in the height of summer. The kitchen area itself includes a most comprehensive range of units with granite work surfaces. Appliances are to remain and include: 'Smeg' 5-burner hob, double oven and extractor hood; fully integrated dishwasher and twin fridge/freezers. The adjacent utility room offers additional storage and has space/plumbing for a washing machine while the kitchen also includes a deep under-stairs cloak and storage cupboard.

To the first floor, the light-filled deep landing area has doors leading to all four double bedrooms and to the family bathroom. The largest bedroom is a very generous double room with a bank of fitted "Hammonds" wardrobes. It has an en suite with broad, deep walk-in shower cubicle. A second guest bedroom over-looks the rear garden also features fitted wardrobes and its own en suite shower room. Bedrooms 3 and 4 are both good doubles and both over-look the rear garden, enjoying the southerly aspect. These bedrooms share use of a luxurious family bathroom fitted with a contemporary 3-piece suite with chromed shower over bath.





Total area: approx. 186.4 sq. metres (2006.1 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

GARDENS AND GROUNDS

From its elevated position within the cul-de-sac, there are 2 off-road parking spaces fronting the property from which there is access into the garage. The garage itself is entered via an electric, double width up and over door with the garage (approx. max 5.9m x 5) offering additional park and storage. A paved path runs to the side of the garage through a gated entrance and into the rear garden. The rear of the property enjoys a great, sunny southerly aspect with paved patio area accessed directly from the kitchen/dining room. This is flanked to two sides by decked seating area to one side and a hot tub to the other. Beyond this is an astroturf lawn with a thoughtfully planted bank decorated Birch trees providing shelter in front of the rear fence.

ADDITIONAL INFORMATION

Freehold. Mains electric, water and sewerage connect to the property. LPG gas fired central heating the LPG supplied from a central communal tank for Heol Cae Pwll residents only. Council Tax : Band G.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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