
Ty Gardd , Colwinston,
Cowbridge, Vale Of Glamorgan, CF71 7ND
Watts
&Morgan



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Cowbridge, Vale Of Glamorgan, CF71 7ND

Guide Price £725,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms
Large Plot | Garage | Planning Permission To Extend

A sizeable three bedroom, detached family home situated in the heart of the highly regarded village of Colwinston.

Offering well-maintained accommodation with further potential to extend. The ground floor includes; an entrance hallway leading to a spacious lounge with central open fire and sun-room beyond, and a contemporary fitted kitchen/dining room with appliances. Also, a utility room plus WC.

The first floor features a generous principal bedroom with fitted storage, two further double bedrooms and a luxurious 4-piece family bathroom.

Externally, the property benefits from ample driveway parking, an attached garage and generous mature lawned garden to the rear.

Located within the Cowbridge School catchment. Viewing is highly recommended to appreciate this lovely family home.

EPC Rating; D.

Directions

Cowbridge Town Centre – 3.6 miles

Cardiff City Centre – 19.5 miles

M4 Motorway – 6.9 miles

Your local office: Cowbridge
T: 01446 773500
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Summary of Accommodation

SITUATION

The Village of Colwinston is positioned within gently rolling countryside and contains a number of period houses, St. David's Church in Wales Primary School, Church, public house, village hall and cricket and sports ground. The village is also within the catchment area for Cowbridge Comprehensive School. Although enjoying the benefits of a rural community, the Village is accessible to the nearby towns of Cowbridge and Bridgend. The City of Cardiff is also within reach via the A48 road and the M4 Motorway (Junction 35) at Pencoed provides access to other major commercial centres in the region.

ABOUT THE PROPERTY

Ty Gardd is a substantial three bedroom detached family home, built in 1999 and occupying a generous plot in the heart of the historic village of Colwinston. Well-maintained throughout, the property offers versatile accommodation, complemented by a large mature garden, an attached garage and driveway parking.

A recently hand-made solid wooden entrance door opens into a welcoming, naturally light hallway, featuring limestone tiled flooring and a staircase rising to the first floor. The generous lounge enjoys an attractive outlook over the village lane and features a central fireplace with an open fire. Beyond, the sunroom provides a delightful additional reception space, with double doors opening onto the rear garden, and presents full heating, built-in blinds and lovely garden views.

The kitchen/dining room forms the heart of the home, providing an excellent space for both family dining and entertaining. The kitchen is fitted with sleek, handleless units, a double-opening breakfast cupboard and stone-effect worktops. Integrated appliances include; a double oven with separate grill, microwave and induction hob with extractor fan. There is ample space for a dining furniture, while dual-aspect windows ensure plenty of natural light. A separate utility room offers additional storage, appliance plumbing and access to the garden, along with an adjacent cloakroom/WC.

To the first floor, the particularly generous principal bedroom benefits from fitted wardrobes and attractive views across the surrounding Vale countryside. Two further double bedrooms are served by a luxurious 4-piece family bathroom. This recently extended bathroom features; a walk-in double shower, dual-ended bath and freestanding vanity unit with quartz worktop, complemented by high-quality brass fittings throughout and 'Mandarin Stone' tiling.

GARDENS AND GROUNDS

Ty Gardd occupies a generous plot towards the southern edge of Colwinston, fronting the village lane and enjoying mature gardens to the rear. The property is approached via a shingle driveway with ample gated parking, while a central footpath leads to the front porch. Gated side access is available to both sides of the property and the attached garage benefits from an up-and-over door and full power supply. The front garden incorporates a lawned area, with the oil tank positioned to the side.

To the rear, a predominantly private and tranquil garden centres around a generous lawn, accessible from both the sunroom and utility room, providing an ideal setting for outdoor dining and entertaining. Beyond the main lawn, a further sloping area leads to another generous lawned section offering excellent potential as a sheltered, sunny spot for an additional entertaining area with plenty of space for a vegetable garden or greenhouse.

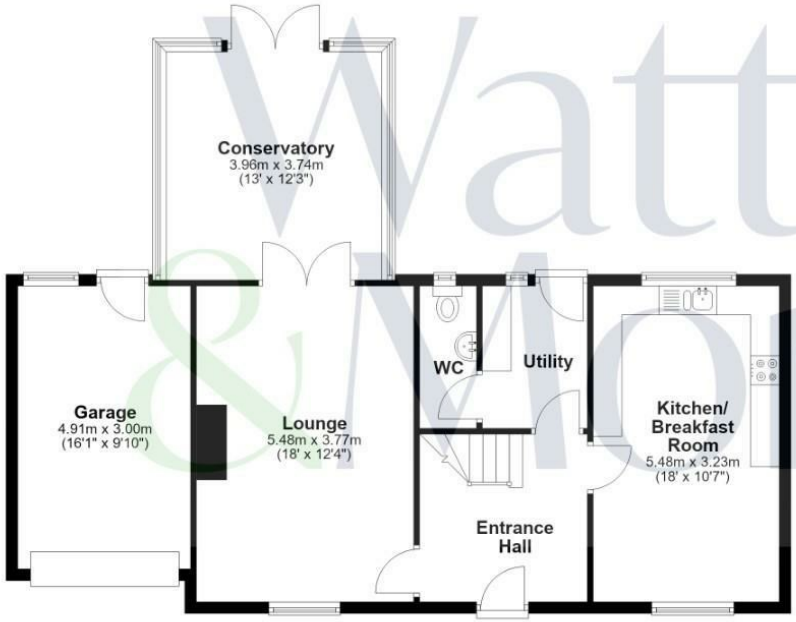
ADDITIONAL INFORMATION

Freehold. Mains electricity, drainage and water connected. Oil-fired central heating. Council Tax Band G.

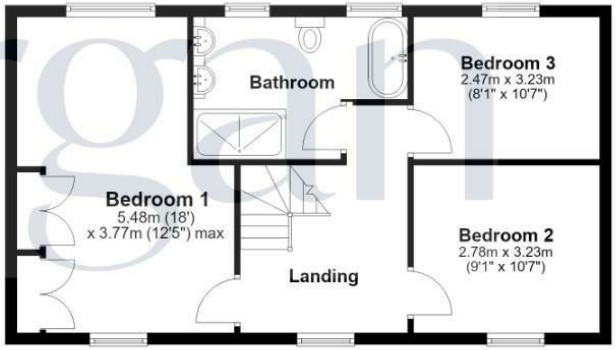
Planning permission approved (2025) for a double storey side and rear extension: 2024/00865/FUL.

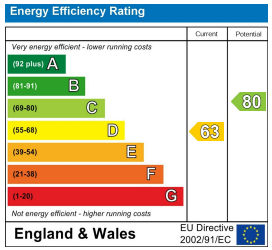


Ground Floor
Approx. 85.8 sq. metres (923.6 sq. feet)



First Floor
Approx. 53.5 sq. metres (575.6 sq. feet)





Total area: approx. 139.3 sq. metres (1499.2 sq. feet)

Scan to view property

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.



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