



4 Maes Y Bryn, Colwinston,
Nr Cowbridge, Vale of Glamorgan, CF71 7NP

Watts
& Morgan



4 Maes Y Bryn,

Colwinston, Vale of Glamorgan, CF71 7NP

Guide price: £550,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A delightful and impeccably well presented home within easy reach of the heart of the village. The thoughtfully extended, much improved accommodation is extremely well presented throughout and includes: porch, hallway, open plan kitchen-living-dining area with sliding doors opening onto the rear garden. Also second sitting room and utility room with cloakroom off. To the first floor: three double bedrooms, luxurious family bathroom with bath and separate shower. The largest bedroom has it's own dressing room. Ample driveway parking to the front, understated garden to the rear with flagstone paved terrace leading onto a lawn with large deck towards the end of the garden to catch the afternoon and evening sun.

Directions

Cowbridge Town Centre – 4 miles

Cardiff City Centre – 16.7 miles

M4 Motorway J35, Pencoed – 5 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk

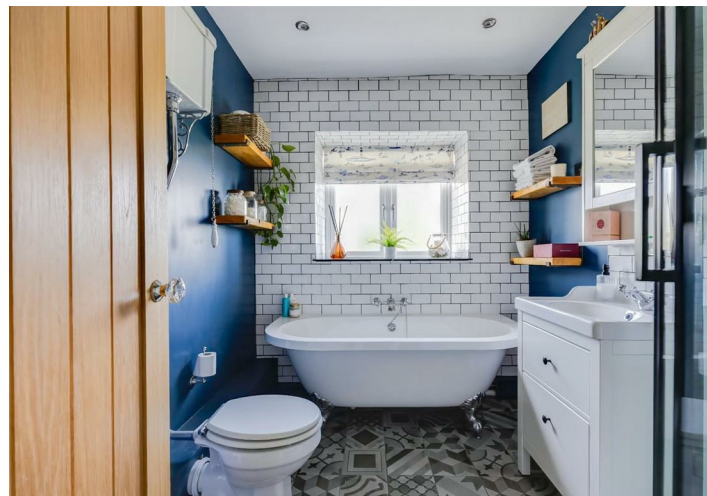




Summary of Accommodation

About the property

No.4 Maes Y Bryn is a solidly built property understood to have been constructed in the 1960's, thoughtfully extended and renovated and in recent years. It now provides an exceptionally well presented family home with generous accommodation. A deep entrance porch with mosaic tiled flooring leads to the front, principal entrance doorway and opens into the hallway. Ground floor hallway features a staircase to the first floor and doors leading to a deep under stairs storage area; into the principal living space; and also into the sitting room / study. This second reception room looks to the front elevation and has fitted plantation shutters; it is currently used as a home study but with potential for many and varied uses. The kitchen/living/dining space is a quite superb open plan family area with limestone tiled floor throughout. The kitchen itself includes a comprehensive range of fitted units with marbled work surfaces extending to form a breakfast bar in part. Freestanding 'Range Master 90' range cooker and 'Haier' American style fridge freezer both to remain by separate negotiation; fully integrated slimline dishwasher to remain. Beyond the kitchen is a utility room with door to the side of the property. Space/plumbing for washing machine and dryer beneath a solid wooden worktops. A door to the corner of the utility room leads to a cloakroom/WC. The kitchen is open plan to an adjoining living area which has, as a focal feature, a 'Hwam' contemporary wood burning stove recessed within a chimney breast and resting on a slate hearth. It opens directly into the dining area positioned to the rear of the property looking out over, and opening onto, flagstone paved patio with garden beyond. This single storey extension has Velux skylights to providing additional natural lighting and sliding doors opening to the same patio.



To the first floor, a central landing area has doors leading to all bedrooms and to the family bathroom. The principal bedroom overlooks the rear garden and has its own walk-in dressing room. This is a generous room with fitted shelving/hanging rails; it is understood plumbing is in place (concealed) to create an en suite if ever required. The other two bedrooms are both generous doubles and both share use of the stylish family bathroom with ball-and-claw footed bath and separate corner shower cubicle.

Additional information

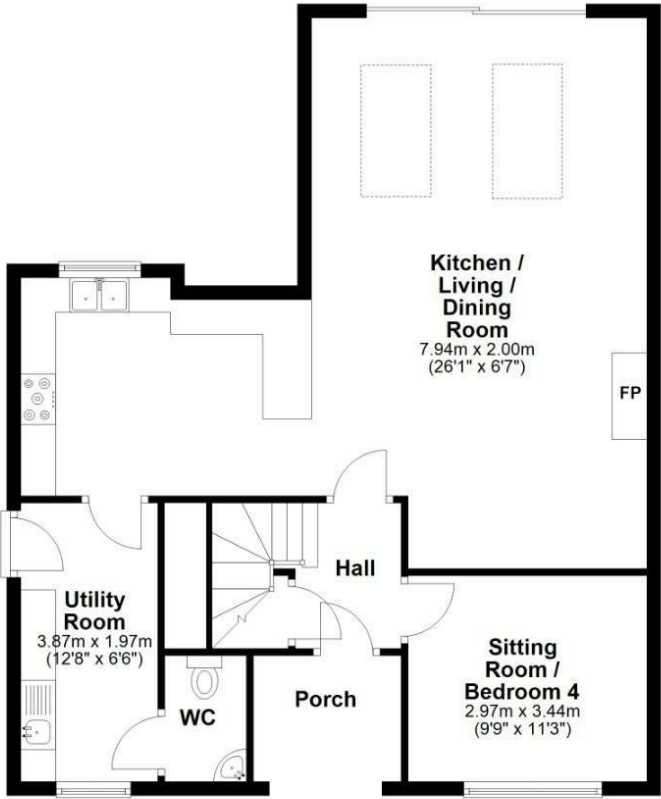
Freehold. Mains electric, water and sewerage connect to the property. LPG-fired gas combi central heating. Council Tax: Band F

Garden & Grounds

Maes Y Bryn is positioned close to the edge of Colwinston, within yards of the village hall and playing fields, within a short stroll of the village school and within easy reach of the Sycamore Tree Inn. From its roadway frontage, a drop-down curb leads to a broad, flint-chipped parking area running the width of the property with ample room for a number of cars to park. A gated entrance, to one side, runs to the side of the house, leading to the utility room and continuing through to the rear garden. The rear garden itself is a simple designed, understated space with a flagstone paved patio area accessed directly from the dining area. A gateway through a rendered wall leads onto a considerably larger area of lawn and runs to a decked seating area to the far end of the garden positioned to catch the afternoon and evening sun. An adjacent timber shed is to remain, there being a neat storage area behind.

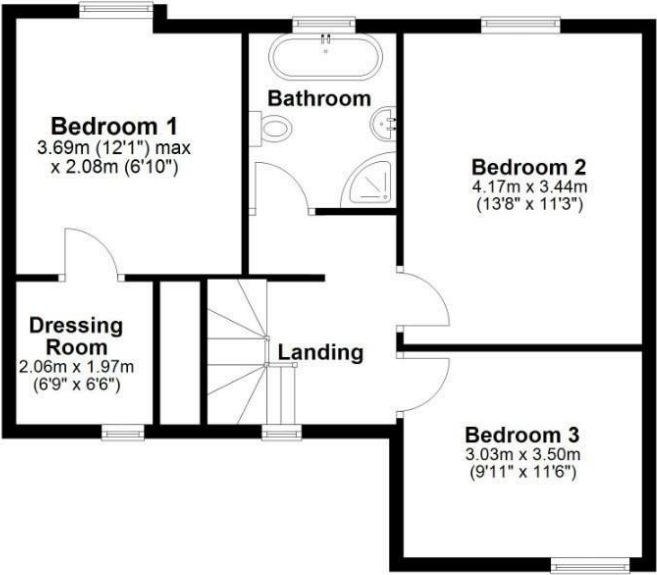
Ground Floor

Approx. 82.7 sq. metres (889.9 sq. feet)



First Floor

Approx. 56.3 sq. metres (606.4 sq. feet)



Total area: approx. 139.0 sq. metres (1496.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		39
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**