45 Heol Cae Pwll

Cowbridge, Vale of Glamorgan, CF71 7PL

Watts & Morgan

45 Heol Cae Pwll

Colwinston, Cowbridge, Vale of Glamorgan, CF71 7PL

Guide Price £499,950 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautifully presented and immaculate three-bedroom detached home situated within the highly regarded village of Colwinston, within walking distance of Colwinston Primary School. The property offers stylish and versatile accommodation including a spacious living room with bay window, superb kitchen/diner with bi-fold doors, separate utility room and downstairs WC, together with three good-sized bedrooms, en-suite shower room, family bathroom and excellent storage. Outside, the south-westerly facing rear garden provides a private and tranquil retreat with patio, lawn and established planting, while the front offers driveway parking for two vehicles and an integral garage. Colwinston enjoys a peaceful rural setting whilst remaining conveniently positioned for Cowbridge, Bridgend and Cardiff, with the village also falling within the highly sought-after Cowbridge Comprehensive School catchment.

Directions

Cowbridge Town Centre – 4.2 miles

Cardiff City Centre – 25.3 miles

M4 Motorway – 6.7 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk

Summary of Accommodation

About The Property

Situated within the sought-after village of Colwinston and within walking distance of Colwinston Primary School, this immaculate three-bedroom detached home offers beautifully presented accommodation throughout, combining a stylish contemporary finish with a warm and welcoming feel.
The property is approached via a private driveway providing side-by-side parking for two cars, with both spaces allowing independent access. The property also benefits from an integral garage and attractive front garden.

The spacious living room is a wonderfully comfortable reception space, featuring a large bay window overlooking the front of the property and allowing plenty of natural light to fill the room. A stylish grey carpet and neutral décor create a calm and inviting atmosphere.
To the rear of the property is a superb open-plan kitchen and dining space, providing an excellent setting for both everyday family life and entertaining. The contemporary kitchen is fitted with a range of integrated appliances including a fridge freezer, oven, separate grill oven, dishwasher and induction hob. Large, light-coloured floor tiles continue through the kitchen and dining area, creating a bright and modern finish. Bi-fold doors open directly onto the rear patio, creating a wonderful connection between the indoor and outdoor living spaces.
A separate utility room provides additional practical space and benefits from its own external door giving direct access to the rear garden. A downstairs WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from generous fitted wardrobes and a stylish en-suite shower room. The third bedroom, despite being the smallest of the three, is a comfortable double bedroom and enjoys the added benefit of its own walk-in wardrobe. A well-appointed three-piece family bathroom serves the remaining bedrooms.

Garden & Grounds

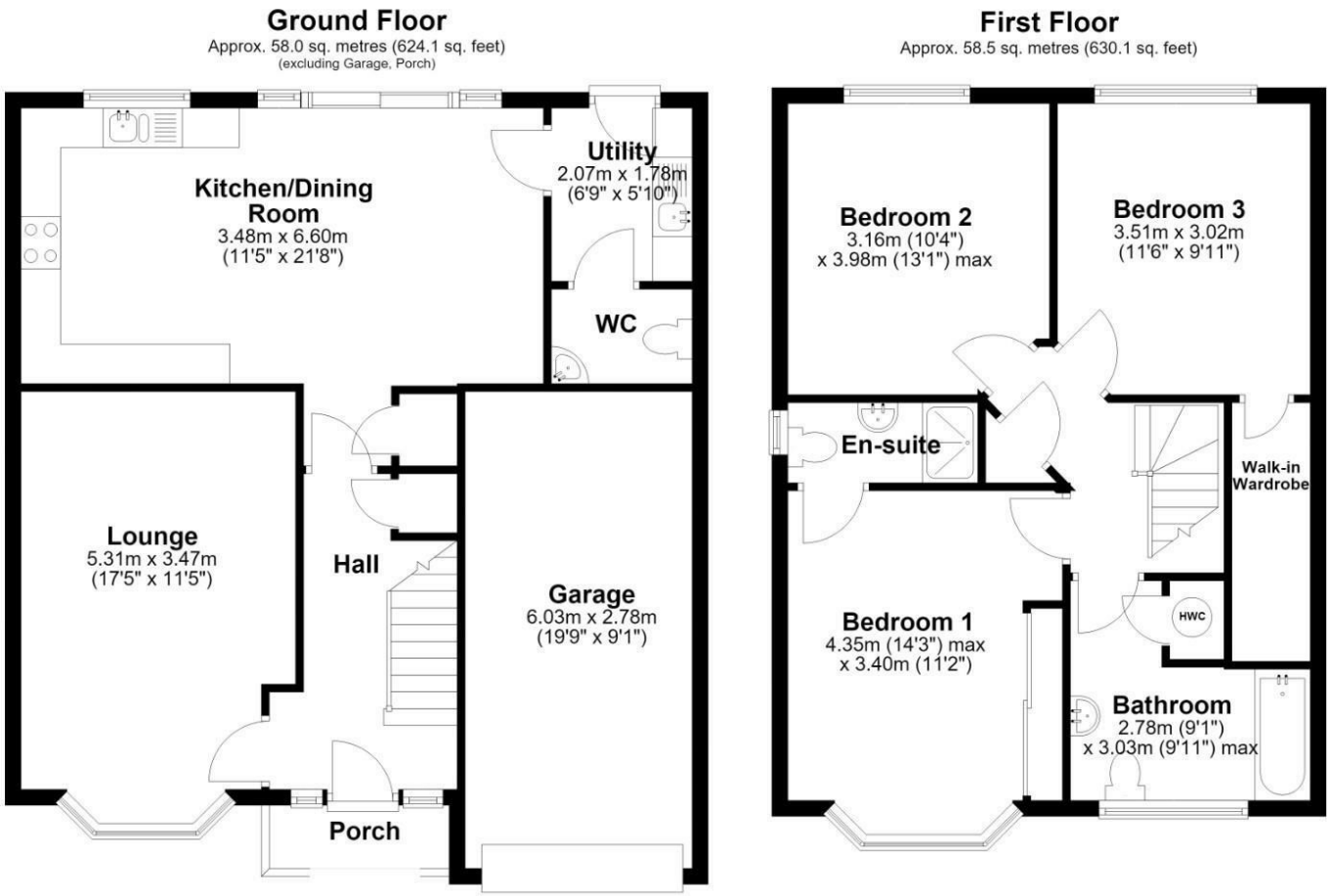
The rear garden is a particular feature of the property, offering a lovely combination of paved patio, lawn and established planting. Tall trees, mature shrubs and fencing create a wonderfully private and tranquil setting, making the garden an ideal space for outdoor dining, entertaining or simply relaxing.

The garden enjoys a desirable south-westerly aspect, allowing it to benefit from the afternoon and evening sun. The bi-fold doors from the kitchen and dining room open directly onto the patio, making the garden a natural extension of the living accommodation.

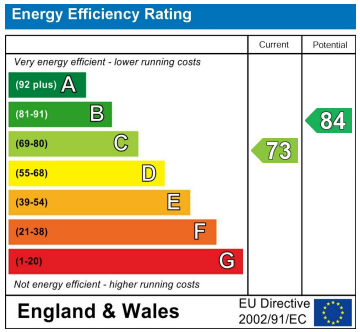
Side access provides a convenient route between the rear garden and the front driveway.

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.



Total area: approx. 116.5 sq. metres (1254.2 sq. feet)



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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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