



8 Maes Y Bryn  
Cowbridge, CF71 7NP

Watts  
& Morgan



# 8 Maes Y Bryn

Colwinston, Cowbridge, CF71 7NP

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**Guide Price £345,000 Freehold**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

## Colwinston – Vacant Property Full of Potential

A rare opportunity to acquire a property in the picturesque and highly sought-after village of Colwinston. This vacant, end-of-chain home offers outstanding potential for renovation, extension, and reconfiguration, making it an ideal project for families, developers, or anyone looking to create a bespoke home.

The property features three generously sized bedrooms, two reception rooms, a kitchen/diner, family bathroom, and a small conservatory. It benefits from a spacious internal layout with good natural light throughout, offering flexibility and room to grow.

One of the standout features is the large south-facing garden, filled with colourful flowers, mature planting, and fruit-bearing apple and quince trees. A single garage adds practicality, with further potential for additional parking or development, subject to planning.



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## Directions

Cowbridge Town Centre – 4 miles

Cardiff City Centre – 16.7 miles

M4 Motorway J35, Pencoed – 5 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### About the Property

Situated in the highly desirable village of Colwinston, this vacant property presents a rare opportunity for those looking to create a bespoke family home in a sought-after rural setting. Although the house requires significant refurbishment and modernisation, it offers a blank canvas with considerable scope to extend, reconfigure, and enhance to suit a wide range of lifestyles.

The current accommodation includes two well-proportioned reception rooms, a kitchen/diner, family bathroom, and a small conservatory leading from the main living room. Upstairs, the property offers three generously sized bedrooms, providing ample space for a growing family.

With generous room sizes, excellent natural light, and a flexible layout, the potential to transform this property is clear — whether through internal redesign or external extension (subject to the necessary consents). Offered with no onward chain, this is an ideal opportunity for those seeking a project with the potential to add



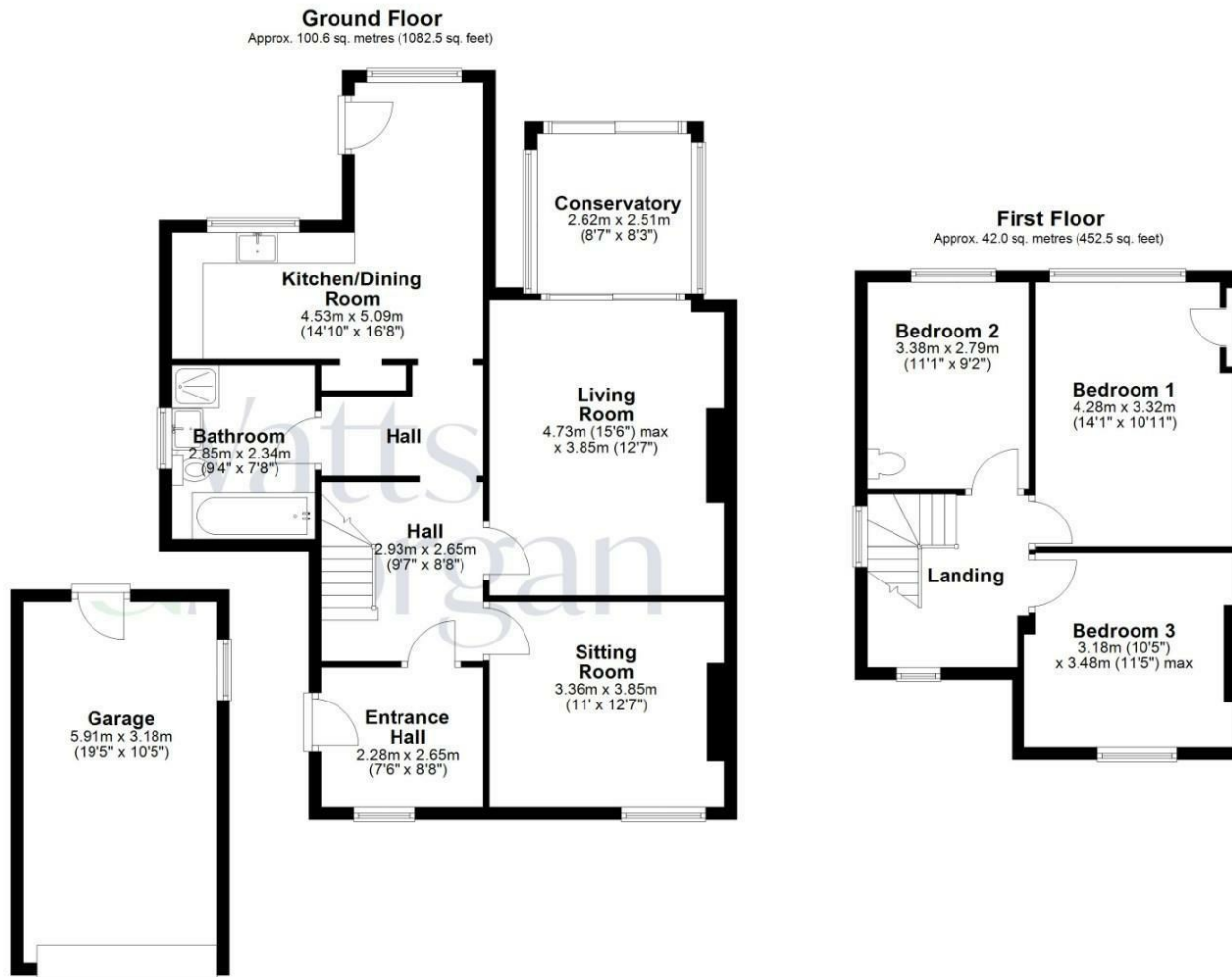
## Garden & Grounds

To the rear of the property lies a particularly large, south-facing garden — a true highlight of this home. It is rich with established planting and vibrant seasonal colour, featuring a variety of beautiful flowers and plants. Mature apple and quince trees add to the charm and character of the outdoor space, while offering fruit in season.

The garden provides not only a tranquil retreat but also excellent potential for landscaping, entertaining areas, or extending the property's footprint. A single garage provides secure parking or useful storage.

## Additional Information

Freehold. Mains electric, water and sewerage connect to the property. Oil fired central heating. Council Tax: Band "F".



Total area: approx. 142.6 sq. metres (1535.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	45	
(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.



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