



39 Heol Cae Pwll
Near Cowbridge, Vale Of Glamorgan, CF71 7PL

Watts
& Morgan



39 Heol Cae Pwll

Colwinston, Near Cowbridge, Vale Of Glamorgan, CF71 7PL

£635,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A detached Redrow-built home in an elevated position looking out over this popular development. Spacious, family friendly accommodation includes lounge with bay window, kitchen/dining/living space running the width of the rear of the property and enjoying a southerly aspect looking over the patio and garden. Large second sitting room/playroom; also cloakroom and utility room. To the first floor principal bedroom with ensuite shower room, second en suite guest bedroom, two further bedrooms both having use of the family bathroom. Driveway parking and garage/store. South facing garden to the rear including paved patio and lawn.

Additional Information

Freehold. Mains electric, water and sewerage connect to the property. LPG central heating. Council tax: Band G Communal site charge of approx. £130 is payable annually.

Directions

Cowbridge Town Centre – 4 miles

Cardiff City Centre – 16.7 miles

M4 Motorway J35, Pencoed – 5 miles

Your local office: Cowbridge

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Summary of Accommodation

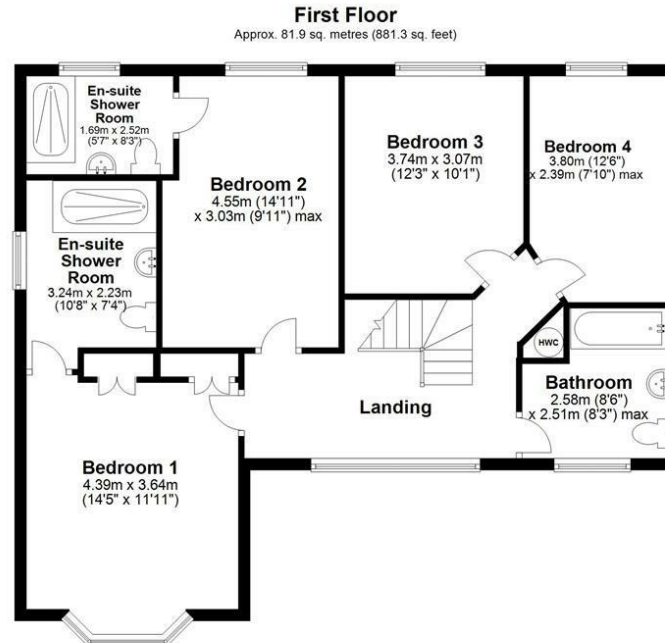
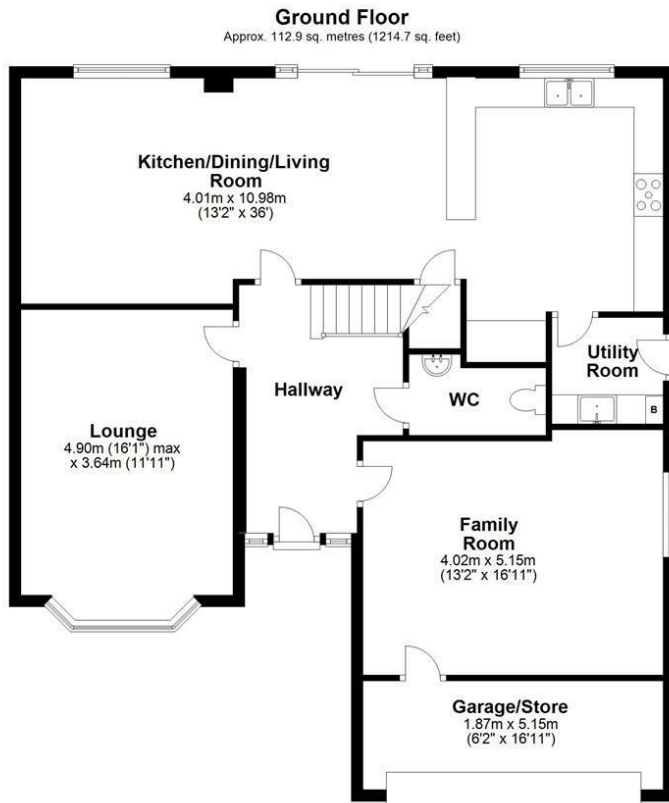
About the Property

- * Heol Cae Pwll is a popular development within the village of Colwinston, located a short walk from the St Davids Primary School and the heart of the village itself.
- * This Redrow built home is in an elevated position within this development and offers family-friendly accommodation
- * A spacious entrance porch has doors leading to all the principal ground floor rooms; an additional door opens into a cloakroom while a staircase leads to first floor. .
- * The family lounge has a bay window to the front of the property looking over the front garden, with a beautiful log burner effect electric fire place.
- * A second sitting room - created by sub-dividing the garage - is also accessible from the hallway and provides a significant additional space.
- * This multi-use space includes a range of fitted storage and has an internal door connecting into the garage/store space.
- * Running the width of the whole of the rear of the property is a superb open-plan kitchen-living-dining space.
- * It features distinct sitting, dining and kitchen areas with centrally positioned sliding doors enjoying a southerly aspect and opening onto a paved patio with garden beyond.
- * The kitchen itself includes a stylish range of contemporary units with appliances to remain including: double oven/grill, gas hob, fully integrated dishwasher and double integrated fridges and freezers.
- * An adjacent utility room provides additional storage and space/plumbing for a washing machine and a drier. A door from here leads to the side elevation
- * To the first floor a large, light landing area has doors leading to all bedrooms, to the family bathroom and to an airing cupboard.
- * The largest, principle bedroom looks to the front of the property and is a generous room including fitted wardrobes and its own sizeable en suite shower room with walk-in shower.
- * A second guest double bedroom has fitted wardrobes, its own en suite shower room and overlooks the rear garden.
- * The two further bedrooms are both well proportioned and enjoy the same southerly aspect, looking out over the rear garden.
- * These two bedrooms have use of a contemporary family bathroom with shower over bath.



Garden & Grounds

- * No.39 is located to the head of this cul-de-sac in an elevated position looking out and along the street.
- * From the street frontage, drop down curb leads onto a broad off-road parking area with space for two cars.
- * A broad up and over door opens into the garage/store space (approx. max. 5.28m x 1.9m).
- * This storage area has been created by dividing the garage to form a family sitting room to the rear which can be accessed from here via an internal door.
- * A paved path, running to one side of the property, leads via a gated entrance into the rear garden.
- * The south facing rear garden has a broad paved and lawned area with a raised sleeper edge and steps leading onto a gently banked lawn which, in turn, leads to a clematis-draped rear boundary fence.
- * Three paper bark birch trees provides screening and shelter.



Total area: approx. 194.7 sq. metres (2096.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(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	



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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