35 Heol Cae Pwll, Colwinston,

Near Cowbridge, CF71 7PL

Watts & Morgan

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Guide Price £650,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A very sizeable, detached five bedroom family home within this ever popular cul-de-sac in Colwinston village. Offering a prime position backing onto open fields and farmland. Accommodation over 2300 sq ft to include; generous lounge, family sitting room, open-plan kitchen/dining room, utility room and cloakroom. Principal bedroom with en-suite, second en-suite guest bedroom, three further double bedrooms and family bathroom. Driveway parking and integral double garage with electric door. Enclosed, sheltered garden to the rear beyond which are fields and farmland.

Viewing highly recommend to appreciate this immaculately presented property.

EPC Rating; C.

Directions

Cowbridge Town Centre – 4.3 miles

Cardiff City Centre – 20.2 miles

M4 Motorway – 6.1 miles

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

ABOUT THE PROPERTY

Neatly positioned in this ever-popular cul-de-sac in Colwinston village, with views to the rear onto open fields and farmland. This very sizeable, detached family home sits close to the end of this cul-de-sac and offers generous living and bedroom accommodation which must be viewed to be fully appreciated.

A central, ground floor entrance hallway off which doors lead to all living rooms and a newly carpeted staircase leads to the first floor. One further door opens into a cloakroom and an additional door leads into the integral double garage.
The lounge looking to the front of the property presents a broad, bay window with shutter blinds looking out over Heol Cae Pwll green area. This generous reception room has been recently re-decorated and offers a feature panelled wall.
A second, multi-purpose sitting room with double doors looking out over, and opening to, the rear garden. This is currently used as a family room but can be used for many and varied things including dining room/study, etc.
The wonderfully large family living/dining/kitchen includes distant kitchen and seating/dining areas, and the kitchen itself includes a very good range of modern shaker-style units with 'Quartz' tops and appliances, where fitted, to include; twin electric ovens, gas hob, larder fridge, larder freezer and dishwasher. This superb entertaining room seamlessly connects to the garden through sliding patio doors, and enjoy a lovely outlook over the garden and further beyond farmland.
A separate utility room provides additional storage and space/plumbing for white goods, with access to the garden.

To the first floor, the lovely, light landing area has been fitted with new carpeted flooring and has doors to all bedrooms with ample space for a reading nook.
The principle bedroom benefits from a shuttered bay-window to the front of the property and presents a range of 'Hammond' fitted wardrobes. This bedroom has its own contemporary en-suite shower room fitted with a luxurious suite to include walk-in double shower.
The second guest bedroom also benefits from its own en-suite shower room and fitted wardrobes. It looks over the rear garden of the property onto open fields, providing a peaceful and quiet room.
Completing this first floor are three further double bedrooms, each providing ample space for freestanding bedroom furniture, and shared use of the 3-piece family bathroom with bath over shower.

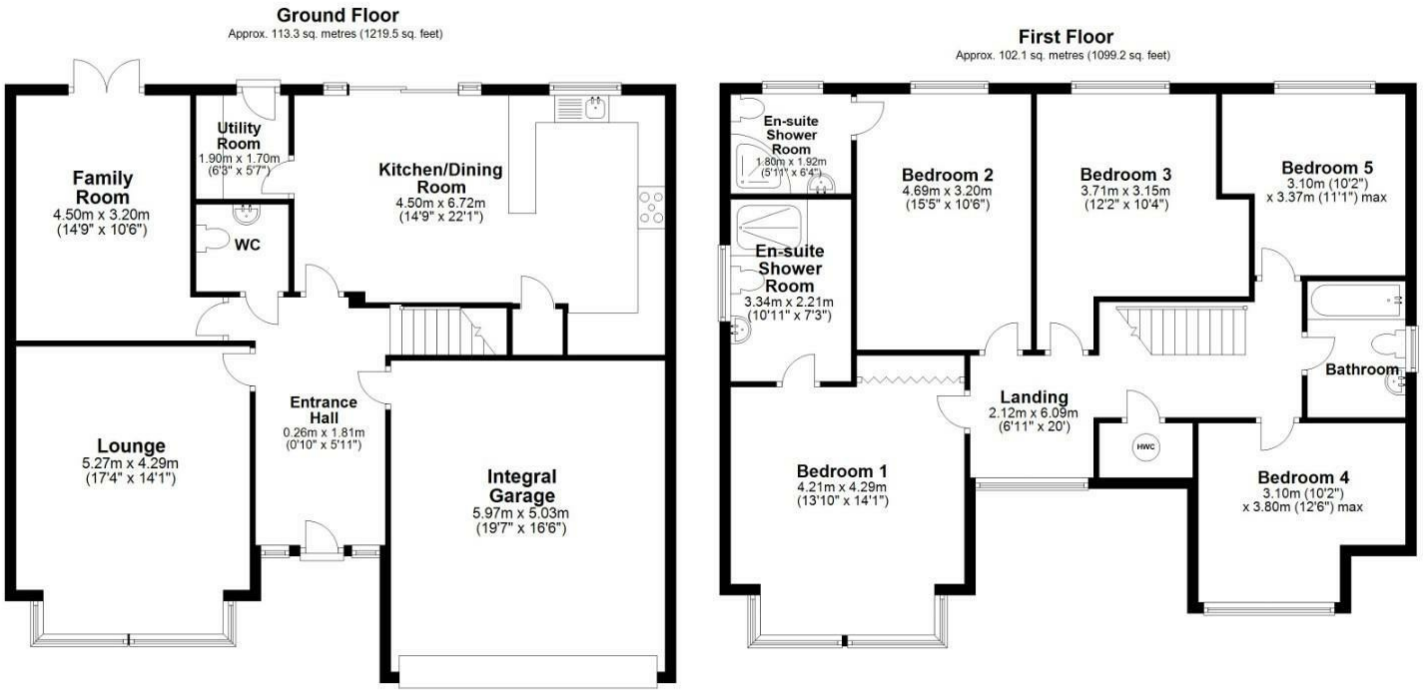
GARDENS AND GROUNDS

Fronting the property is a wide driveway area providing private off-road parking for two vehicles and leads to the integral double garage via a double width electric door. A path leads from the driveway, to one side, through a gated entrance into the rear garden.

To the rear of the property is a lovely, sheltered garden space with paved patio area accessible from both the family room and from the kitchen/breakfast room. This, in turn, leads to a larger area of lawn and to a recently installed quality composite deck which is ideal for al-fresco dining. The rear garden is enclosed by fencing and beyond the boundary wall is open fields and farmland.

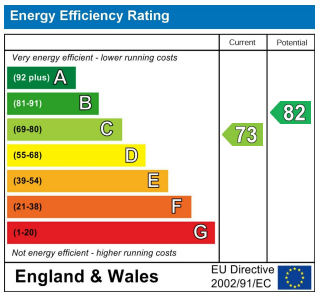
ADDITIONAL INFORMATION

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



Total area: approx. 215.4 sq. metres (2318.6 sq. feet)

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



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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