



Pentre Beili , Colwinston,
Cowbridge, CF71 7ND

Watts
& Morgan



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Guide Price £699,950 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A sizeable, four bedroom detached property located in the heart of Colwinston Village. Offering well maintained family accommodation throughout. Over 2270 sq.ft to include; entrance hall with dining area, lounge with log burner, kitchen/ breakfast room with appliances leading to conservatory and utility/WC. First floor with large principal bedroom and ensuite shower room, two further double bedrooms and 4-piece family bathroom. Second floor with fourth bedroom, home office and bathroom. Driveway parking and integral garage. Generous front and rear mature gardens with veg patch and fruit trees. Viewing highly recommended to appreciate this lovely family home to the heart of this reputable village.

Cowbridge School catchment.

EPC Rating "TBC".

Directions

Cowbridge Town Centre – 3.6 miles

Cardiff City Centre – 19.5 miles

M4 Motorway – 6.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Pentre Beili is positioned to the heart of Colwinston on the road running through the old part of the village, with a generous front and rear plot. This sizeable family home was built in 2007 and has been well-maintained over the years.

A central hardwood door opens through in the entrance hallway which is open plan into a dining area with central oak staircase leading to the first floor and oak doors lead to all living accommodation.

The majority of the ground floor accommodation is fitted with engineered oak flooring.

The lounge is located to the rear of the property and offers French doors leading to the rear garden, enjoying a lovely outlook out. A central feature to this generous reception room is the contemporary log burner set on a glass hearth with built-in wood store.

The kitchen/breakfast room is the heart of this home, a delightful family space which opens seamlessly into the conservatory and thereon to the garden. The kitchen has been fitted with a range of bespoke painted wall and base units with double opening pantry cupboard and central island with high gloss stone top, The rest of the kitchen benefits from butcher-block surfaces and presents a range of integral appliances to include; dishwasher, two fridges, Belfast sink plus freestanding electric 'Aga' cooker to remain. There is ample space for a breakfast table and chairs to this dual aspect room.

From here is a large utility/boot room with additional base units and plumbing for appliances. Access is provided out to the front driveway and into the integral garage. Also there is a ground floor cloakroom/WC which houses the hot water tank.

To the first floor, the principal bedroom is a very good size double room with the benefit of its own walk-in fitted wardrobe and ensuite shower room. This room has a lovely outlook over distant countryside. There are two further double bedrooms to this floor which share use of the 4-piece family bathroom with walk-in double shower.

To the second floor is the fourth bedroom with velux windows, adjacent is a home office which then leads into a 3-piece bathroom.



GARDENS AND GROUNDS

Pentre Beili is nestled to the south edge of the village of Colwinston, and fronts onto the village lane with generous, mature front and rear gardens. The front driveway provides parking for 2/3 vehicles with electric charging point to remain, leading to an integral garage with manual up and over door. The garage has full power supply and lighting, with a courtesy door leading to the rear garden. The shared driveway provides right of access to two other neighbouring properties.

The front garden offers a large lawn area with orchard offering numerous fruit trees to include; apple, pear and cherry with veg gardens and planted borders with access around to either side of the property.

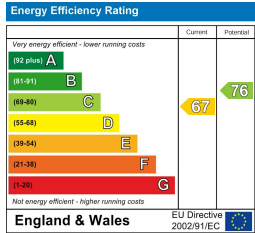
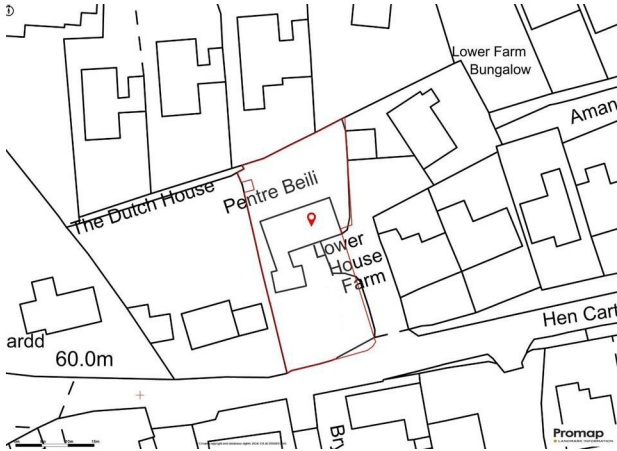
To the rear, there is a predominantly private and tranquil garden space to enjoy centred around a large flagstone patio area which provides access from the conservatory and lounge, which is ideal for al-fresco dining. Leading onto a lawned area with veg garden, large greenhouse to remain and timber storage shed.

ADDITIONAL INFORMATION

Freehold. Mains electric, drainage and water connected. Oil-fired central heating. Council Tax Band H.



Total area: approx. 211.5 sq. metres (2276.3 sq. feet)
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



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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