



1 Coed Masarnen  
Cowbridge, CF71 7NG

Watts  
& Morgan



# 1 Coed Masarnen

Colwinston, Cowbridge CF71 7NG

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**£895,000 Freehold**

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Set in the highly sought-after village of Colwinston, this five-bedroom detached residence offers spacious, flexible accommodation and a stunning south-facing garden. The property includes multiple reception areas, a luxurious master suite with balcony views, and a self-contained ground floor annexe—ideal for guests or extended family. Located within catchment for Cowbridge Comprehensive and near the well-regarded St David's Primary School, the home enjoys easy access to Cowbridge, Bridgend, and Cardiff, with excellent commuter links via the A48 and M4. Combining modern living with a tranquil village setting, this is a rare opportunity to secure a truly exceptional family home.



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## Directions

Cowbridge Town Centre – 4.2 miles

Cardiff City Centre – 16.9 miles

M4 J35 Pencoed – 5.8 miles

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## Summary of Accommodation

### About the Property

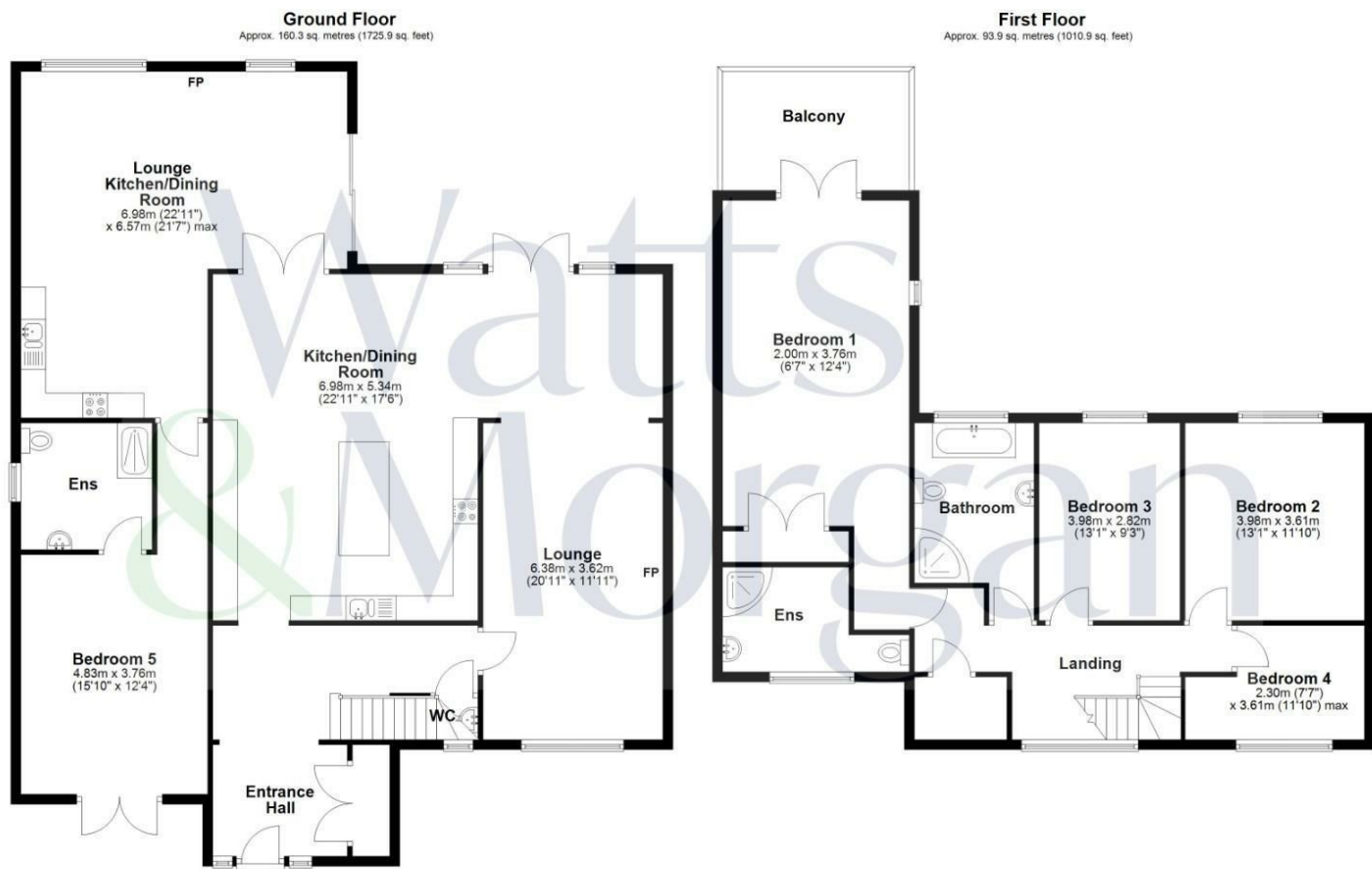
Located in the picturesque village of Colwinston, this beautifully presented five-bedroom detached home offers a perfect blend of contemporary comfort and rural charm. Set back from the road, the property enjoys a generous private driveway with space for up to six vehicles.

Inside, the property is immaculate and thoughtfully designed. A spacious entrance hall welcomes you, complete with a large coat cupboard that doubles as a utility area with space for a washing machine and tumble dryer. From here, the heart of the home opens into a stylish open-plan kitchen and dining area. The kitchen features wooden cupboard doors, light quartz worktops, a central island, integrated double oven, induction hob, and a built-in deep fat fryer. The dining area benefits from sliding doors opening onto the south-facing rear garden.

Leading from the dining space is a tastefully decorated living room laid with LVT herringbone flooring and modern log burner creating a warm and elegant atmosphere. Also on the ground floor is a versatile fifth bedroom with its own en suite shower room and a self-contained kitchen/living area. This space has its own private entrance via French doors and a small front patio —ideal for guests or multigenerational living.



Upstairs, the property continues to impress with four well-proportioned bedrooms, a family bathroom, and a particularly spacious master suite. The master bedroom features extensive fitted wardrobes, an en suite, and a private balcony that overlooks the garden and surrounding farmland.



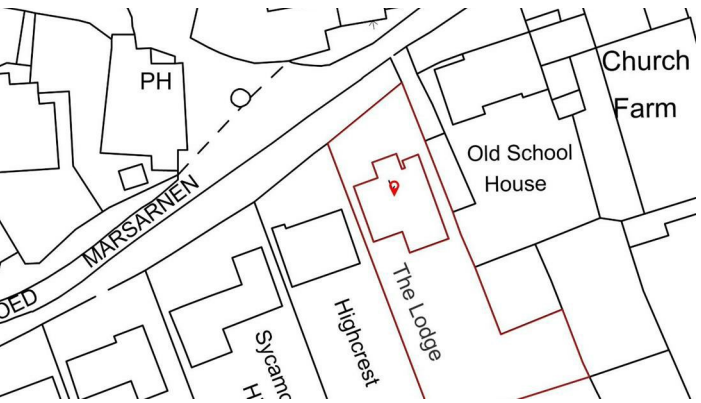
Total area: approx. 254.3 sq. metres (2736.8 sq. feet)

Garden & Grounds

The rear garden is a standout feature of the property, benefitting from a desirable south-facing aspect that captures the sun throughout the day. There are two patio areas, ideal for outdoor dining and entertaining, with plenty of space for family gatherings or relaxing evenings. A beautifully maintained lawn stretches the length of the garden, while a former allotment area remains at the far end, still home to mature apple trees —perfect for those with a passion for gardening or homegrown produce.

Additional Information

Freehold. All Main connected. Oil central heating. Council Tax Band G.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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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