



Ty Pica,  
Cowbridge, CF71 7NL



Watts  
& Morgan

# Ty Pica

Colwinston, Cowbridge CF71 7NL

£1,100 Per Month

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A detached true bungalow occupying a superb location in Colwinston Village with amazing panoramic southerly views over fields and farmland. Accommodation comprising; entrance hallway, lounge with patio doors, dining room, fitted kitchen, utility/WC, three double bedrooms and a traditional 4-piece bathroom. Driveway parking leading to an integral single garage. Front and rear lawned gardens.

EPC Rating - D

Council Tax Band - G

From our Cowbridge office join the A48 and head West towards Bridgend. Pass the Pentre Meyrick cross roads and after approximately one mile take the second left hand turning signposted for Colwinston. Take the right turning signposted towards the school whereby Ty Pica can be found on the left hand side.

## SITUATION

The Village of Colwinston is positioned within gently rolling countryside and contains a number of period houses, St. David's Church in Wales Primary School, Church, public house, village hall and cricket and sports ground. The village is also within the catchment area for Cowbridge Comprehensive School. Although enjoying the benefits of a rural community, the Village is accessible to the nearby towns of Cowbridge and Bridgend. The City of Cardiff is also within reach via the A48 road and the M4 Motorway (Junction 35) at Pencoed provides access to other major commercial centres in the region.

## ABOUT THE PROPERTY

\* An L-shaped hallway provides a cloaks cupboard and additional airing cupboard with shelving.

\* To the far side of the hallway lies the lounge which enjoys quite superb views over farmland through a full length window plus additional sliding patio door, which provides access out onto the patio area.

\* Adjacent to the lounge is the dining room which opens into the kitchen which has been fitted with a range of white high gloss wall and base units. Freestanding electric oven, hob and dishwasher to remain. The freestanding 'Worcester' oil central heating boiler is located here and offers space for breakfast table.

\* A utility area provides additional storage and space for tumble dryer, plus two UPVC doors which provides access to the front and rear gardens.

\* Just off from the utility is a 2-piece cloakroom/WC.

\* To the eastern side of the bungalow are the bedrooms - all three bedrooms are double in size with two of the largest bedrooms enjoying the stunning farmland views.

\* The three bedrooms have shared use of the traditional 4-piece bathroom.

## GARDENS AND GROUNDS

\* Ty Pica is located to the northern side of Colwinston village, onto a private driveway for one vehicle leading to a single integral garage with manual up and over door, window and pedestrian door into utility.

\* The frontage is part enclosed with pedestrian gate and footpath leading to the front door; predominately laid to lawn with lavender and shrub borders with two gated side accesses to the rear.



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

| Energy Efficiency Rating                                 |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         |           |
| (55-68)  | D |                         |           |
| (39-54)  | E | 55                      |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| Not energy efficient - higher running costs              |   |                         |           |
| England & Wales  |   | EU Directive 2002/91/EC |           |

