

# hrt

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63 Heol Cae Pwll

Colwinston, Vale Of  
Glamorgan, CF71 7PL

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## 63 Heol Cae Pwll

Asking price **£525,000**

Modern traditionally styled 'Redrow' 4 bedroom detached home in a quiet village location within walking distance of highly regarded Churh In Wales primary school and village pub/restaurant.

Attractive traditionally styled modern family house

Entrance hall and cloakroom, lounge, spacious kitchen/dining room, utility room

4 double bedrooms, family bathroom and en-suite shower room

Double length driveway and garage

South facing paved and lawned garden

Well regarded village location





Modern traditionally styled 'Redrow' 4 bedroom detached home in a quiet village location within walking distance of highly regarded Church In Wales primary school and village pub/restaurant.

Covered entrance with traditionally styled composite door to HALLWAY, (12'6" x 6'8") easy maintenance timber effect flooring, traditional spindle staircase to first floor with oak hand rail and understairs cupboard. CLOAKROOM, (6'8" x 3'8") porcelain tiled floor, modern white low level WC and wall mounted wash hand basin with tiled splashback. LIVING ROOM, (21'1" x 11'8") UPVC double glazed windows to front and side elevations with fitted plantation shutters, pendant lighting and fitted carpet.

KITCHEN/DINING ROOM, (24'10" x 11'4") porcelain tiled floor, extensive range of high gloss base, wall and tall

cupboards, worktop with inset stainless steel sink and drainer, Smeg double oven, gas hob and extractor, built in fridge/freezer and dishwasher, windows with fitted plantation shutters and sliding patio doors to southerly facing garden, large dining or sitting space. UTILITY ROOM, (6'5" x 5'5") porcelain tiled floor, high gloss base and wall cupboards, matching worktop and stainless steel sink, space and plumbing for washing machine and tumble drier, concealed Worcester bosch gas fired central heating boiler, double glazed window to driveway.

U-shaped LANDING with loft hatch, feature window to front elevation, airing cupboard containing pressurised tank. BEDROOM 1, (12' x 11'9") built in wardrobes, double glazed window to front elevation. EN-SUITE SHOWER ROOM, (7'10" x 4'6") fully tiled double shower with glazed entry door, wash hand basin with tiled splash

back and low level WC, tiled floor, heated towel rail and frosted double glazed window. BEDROOM 2, (11'4" x 9'4") window to side. BEDROOM 3, (11'4" x 9') part pitched ceiling, double glazed window to front elevation. DOUBLE BEDROOM 4, (11'10" x 9'2"). Principal BATHROOM, (10'8" x 6' max) panelled bath with shower and glazed shower screen over, wash hand basin with fitted mirror, low level WC, part tiled over bath, chrome heated towel rail.

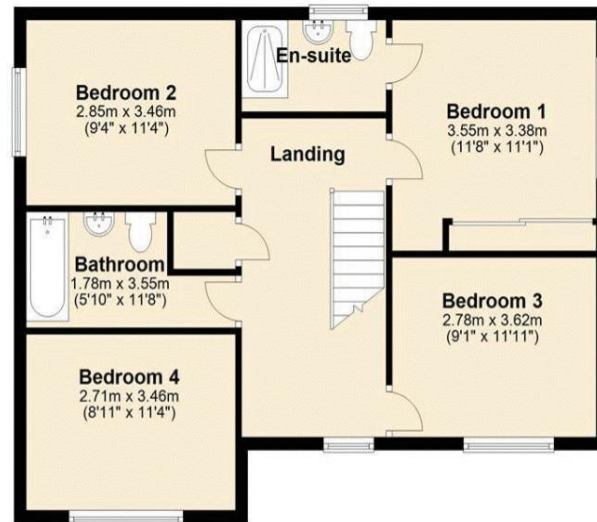
Easy maintenance decorative gravel to front and side, enclosed by a glycerinia hedge, rear driveway with parking for 2 cars. GARAGE, (20' x 10'3") single up and over door, power and light.

Principal garden lies to the side of the property, this has a southerly aspect with a contemporary tiled sitting area and lawn. Further paved space to the rear of the garage, suitable for a shed.

**Ground Floor**  
Approx. 62.8 sq. metres (676.0 sq. feet)



**First Floor**  
Approx. 65.0 sq. metres (700.2 sq. feet)



Total area: approx. 127.9 sq. metres (1376.2 sq. feet)





### Directions

From Cowbridge travel west along the A48. Travel through Pentre Merrick then take the second left hand turning signposted Colwinston. Take the first right and continue towards the village centre. After passing the park on the right hand side, turn left into Heol Cae Pwll. On entering the site No. 63 is on your right hand side.

### Tenure

Freehold

### Services

Mains water, electric, communal LPG and drainage  
 Annual site service charge £138.38  
 Council Tax Band G  
 EPC Rating C

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing strictly by appointment through Herbert R Thomas

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