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6 Heol Cae Pwll  
Colwinston  
The Vale Of Glamorgan  
CF71 7PL

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## 6 Heol Cae Pwll

Guide Price £520,000

Immaculately presented, detached four bedroom family house in a well regarded modern development located within the popular village of Colwinston.

Well presented detached four bedroom house in well regarded village

Entrance hall and cloakroom, living room, open plan kitchen dining room and sitting room with patio doors to garden and utility room off

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

Practical, low maintenance gardens, driveway parking and large single garage

Quiet residential development in a delightful village location

Well regarded Church of Wales village Primary School





Immaculately presented, detached four bedroom family house in a well regarded modern development located within the popular village of Colwinston.

Covered entrance with traditionally styled composite door with double glazed centre panel to HALLWAY (8'3" x 6'8"), white oak floor, spindle staircase with oak rail, frosted double glazed window to front elevation and door to CLOAKROOM (5'8" x 4'2"), modern white low level WC, wall hung wash hand basin with tiled splash back, timber effect floor and frosted double glazed window. LIVING ROOM (16'5" x 11'8"), matching white oak floor double glazed windows with fitted plantation shutters, pendant light. Door from hallway to large open plan KITCHEN/DINER and SITTING ROOM (25'2" x 12'10" overall), kitchen/dining area with extensive range of cream 'Shaker' style

base, wall and tall cupboards, timber effect roll top worksurfaces with stainless steel one and a half bowl sink, drainer and mixer tap, integrated double oven, gas hob and extractor, dishwasher and fridge/ freezer, double glazed window to private rear garden, porcelain tiled floor, space for family sized dining table, door to under stairs cupboard. Open plan to sitting room with polished porcelain floor, wall hung radiator and double glazed patio doors to rear garden. Door to UTILITY ROOM (6'7" x 5'9"), matching cream base and wall cupboards with roll top worksurface, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, concealed 'Worcester' LPG central heating boiler, double glazed door to driveway.

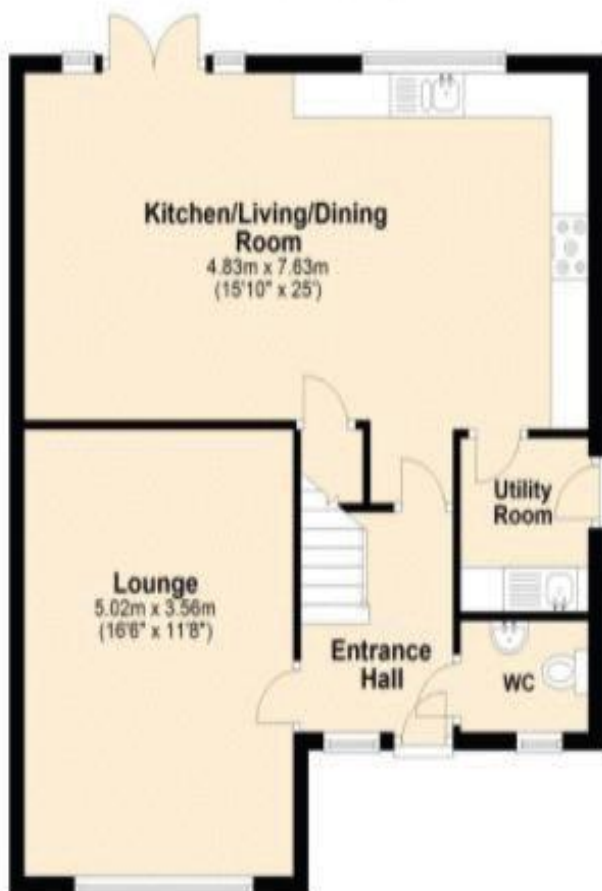
'L' shaped LANDING with loft hatch and doors to BEDROOM 1 (15'6" max x 11'10"), an attractive room with part pitched ceiling

and double glazed window to front elevation, recess built in wardrobes and door to EN-SUITE SHOWER ROOM (8'4" x 4'), white low level WC and wall hung wash hand basin with fitted wall mirror, chrome heated towel rail, large fully tiled shower cubicle with glazed entry door and fixed head and hand shower attachments, frosted double glazed window. BEDROOM 2 (13'4" x 10'9"), double glazed window to front elevation, pendant light. Double BEDROOM 3 (11'2" x 9'9"), fitted carpet, double glazed window to rear garden. BEDROOM 4 (7'6" x 9'2"), presently used as a study with double glazed window to rear elevation. FAMILY BATHROOM (10'8" x 5'8"), modern white suite including panelled bath with main shower and glazed shower screen over, wash hand basin with fitted wall mirror and low level WC, timber effect floor, frosted double glazed window, chrome heated towel rail, airing cupboard containing pressurised hot water cylinder tank.

Low maintenance, pebble stoned front garden with specimen shrubbery, a lengthy driveway providing excellent parking and access to GARAGE (19'8" x 10'6"), electric roller door, power and light with storage over. The practical rear garden is exceptionally private and has been hard landscaped for easy maintenance with a wide paved terrace leading to a maintenance free, artificial lawn and gate to driveway with car charging point.

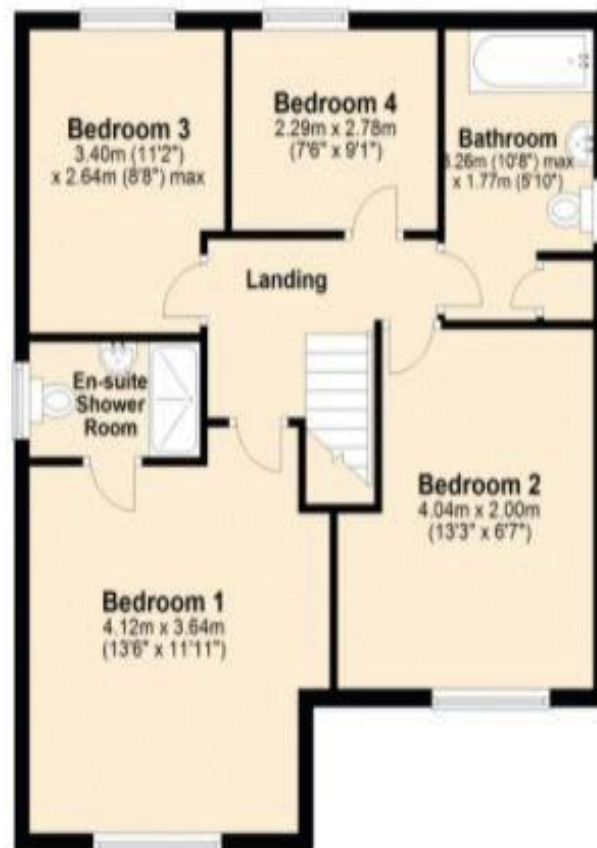
### Ground Floor

Approx. 62.0 sq. metres (666.9 sq. feet)



### First Floor

Approx. 61.6 sq. metres (662.6 sq. feet)





### Directions

From our Cowbridge office travel in a Westerly direction up the High Street filtering onto the A48 heading towards Bridgend, passing straight through the Pentre Meyrick crossroads. Take the second turning left, midway down Crack Hill signposted 'Colwinston', turn first right and follow the road into the village. Take the second left turning and on entering the site, drive straight on where number 6 lies on your left hand side.

### Tenure

Freehold

### Services

Mains water, drainage, electricity and communal LPG heating (metered)  
Council Tax Band G  
EPC Rating C

Viewing strictly by  
appointment through  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86   B    |
| 69-80 | C             | 75   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

