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16 Heol Cae Pwll
Colwinston
Nr. Cowbridge
The Vale Of Glamorgan
CF71 7PL

16 Heol Cae Pwll

Asking price **£530,000**

Modern, traditionally styled four bedroom detached house. refinements include a beautifully presented and private garden located on a quiet residential development within an attractive and sought-after Vale village.

Immaculately presented detached, modern four bedroom family house.

Entrance hall and cloakroom, living room, open-plan sitting room and kitchen diner, utility room.

Four first floor bedrooms, en-suite shower room and family bathroom.

Very private, beautifully stocked and planted garden area.

Lengthy driveway and single garage.

Quiet residential development in a well-regarded and conveniently located Vale village.





Modern, traditionally styled four bedroom detached house. refinements include a beautifully presented and private garden located on a quiet residential development within an attractive and sought-after Vale village.

Composite entrance door with double glazed panel to HALLWAY, porcelain tiled floor, traditional spindled staircase with hardwood rail and understairs cupboard. CLOAKROOM/ WC, modern white low level WC and wash hand basin with tiled splashback and matching porcelain tiled floor. A beautifully presented LIVING ROOM double glazed windows with plantation shutters to front and side elevations, attractive feature fireplace to remain. SITTING ROOM porcelain tiled floor, double glazed window with plantation shutters to front elevation, sliding patio doors to beautifully stocked, private garden area.

Open-plan to KITCHEN DINING ROOM space for dining table, range of modern Shaker style fitted cupboards, marble worktops with inset stainless steel sink, integrated appliances include Smeg oven and microwave oven, fridge, freezer, gas hob, extractor and dishwasher and double glazed window. UTILITY/ BOILER ROOM, fitted storage cupboards and matching marble worktop with inset stainless steel sink, space and plumbing for washing machine and tumble dryer, concealed Worcester LPG boiler, porcelain tiled floor and window to driveway.

Galleried LANDING, feature window to front elevation, loft hatch and airing cupboard with pressurised cylinder tank. PRINCIPAL BEDROOM double glazed window with plantation shutters, excellent floor to ceiling built-in wardrobes and door to EN-SUITE SHOWER ROOM, fully

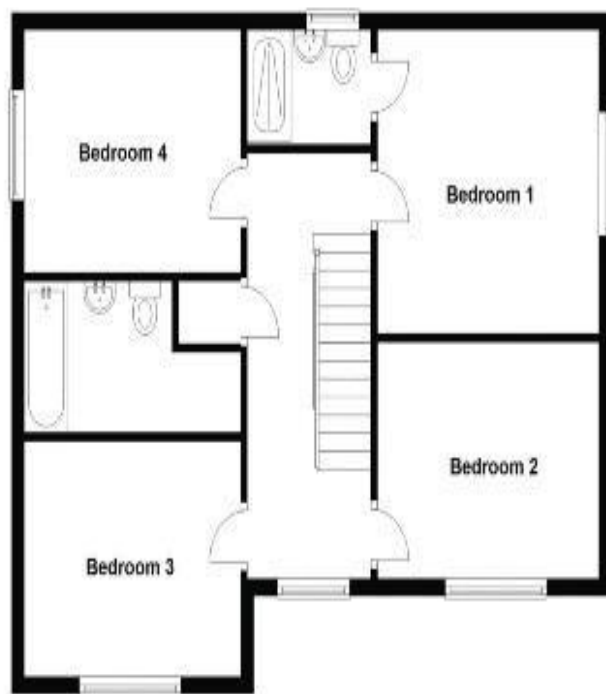
tiled shower cubicle with glazed entry door and mains shower attachment, wash-hand basin and low level WC, ceramic tiled floor and frosted window. BEDROOMS TWO and THREE are double rooms with part-pitched ceiling and double glazed windows to front elevation. BEDROOM FOUR, currently used as a generous study, pendant light, double glazed window to garden and part-pitched ceiling. BATHROOM, modern white suite including panelled bath with hinged shower screen and mains shower attachment over, wash-hand basin with mixer tap and low level WC, ceramic tiled floor and chrome heated towel rail.

The front of the property is fringed by well-stocked flower beds with short pathway to a canopied entrance door and outside light. Lengthy driveway to the side of the property provides parking and access to detached GARAGE with electric up and over door, power and light. A gate from the driveway leads to the main garden which lies to the side of the property. This combines a paved sitting area and artificial turf with a further slate sitting area and is exceptionally well planted with mature shrubbery and specimen trees.

Ground Floor



First Floor





Directions

From Cowbridge travel west along the A48. Travel through Pentre Meyrick 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. No. 6 can be found on your right hand side.

What3words: swoop.raven Depending

Tenure

Freehold

Services

Mains water, electricity and drainage. LPG gas from a central source servicing the development. Annual Service Charge £138.38 payable to Western Permanent Property.

Council Tax Band G

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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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		

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