



Primrose Cottage, 1 The Vines

Colwinston, Near Cowbridge, Vale of Glamorgan, CF71 7NB





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£599,950 Freehold

5 Bedrooms : 3 Bathrooms : 3 Reception Rooms

A lovely family home in excellent order throughout, located to the heart of Colwinston Village. Lounge with woodburner, fitted kitchen-diner, study. Conservatory opening to a sheltered courtyard garden. Also ground floor wc. To the first floor: master bedroom with walk-in wardrobe and ensuite shower room, family bathroom and three further double bedrooms; to second floor an additional double bedroom with ensuite shower. Integral garage and off-road parking. Garden to three sides including courtyard garden to rear and south facing lawn.

Directions

From our Cowbridge Office, travel in a westerly direction along the A48. After approximately 2 miles take the left hand turning signposted for Colwinston. Follow this road into the centre of the Village. Bear left into Coed Masarnen, passing the Sycamore Tree Public House. Turn right at the next turning, passing the village Church. The next turning left leads into The Vines. Primrose Cottage is the first property to your right.

- Cowbridge 4.3 miles
 - Cardiff City Centre 16.8 miles
 - M4 (J35. Pencoed) 5.1 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

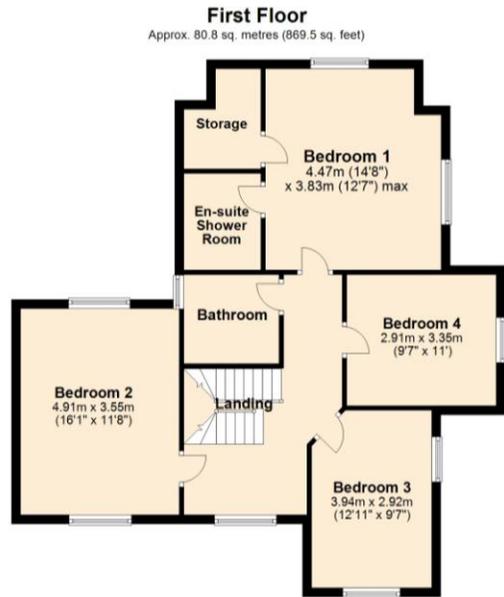
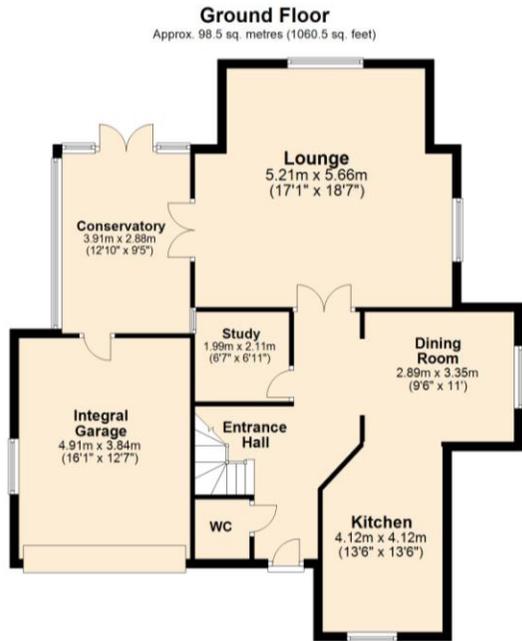
- * Primrose Cottage is an extremely well presented, detached family home located to the centre of this extremely well regarded village.
- * It offers the benefits of a modern home yet still offers character.
- * Entrance porch opens into a central hallway with oak flooring extending into the principal ground floor rooms, including the cloakroom and the study.
- * Double width doorway leads to the kitchen-diner, which looks out over the main garden space.
- * Modern kitchen includes a very good range of storage and solid wooden worktops surrounding a deep, ' Belfast' sink.
- * Integral dishwasher to remain; range cooker and fridge freezer available by separate negotiation
- * Large family lounge to the rear of the property featuring a free-standing Hwam woodburner with soapstone top.
- * Conservatory opens onto a sheltered, enclosed courtyard garden to the rear.
- * Master bedroom suite includes a walk-in dressing room and an ensuite shower room.
- * Three further double bedrooms to the first floor and stylish bathroom suite with freestanding bath
- * To the second floor is an additional large double bedroom with its own ensuite shower room.

GARDENS AND GROUNDS

- * Within a private cul de sac to the heart of the extremely popular community of Colwinston
- * Two parking spaces fronting the integral garage (approx. max 4.9m x 3.8m).
- * Gated entrance leads through to the enclosed garden.
- * Gardens surround the property to three sides laid to lawn with shrub beds running in front of the boundary wall
- * Sheltered, rear courtyard garden overlooked by the family lounge and accessed from the conservatory
- * Garden, to the main, enjoys a southerly and westerly aspect

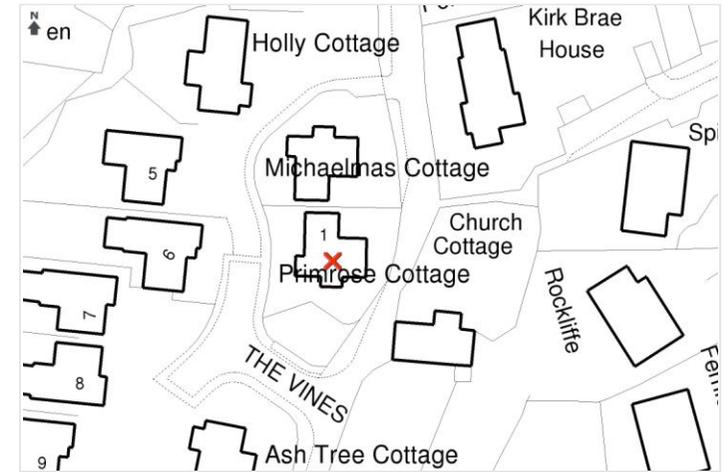
TENURE AND SERVICES

Freehold. Mains electric, water and sewerage connect to the property. Metered water supply. LPG central heating.



Total area: approx. 215.9 sq. metres (2324.0 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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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