



3 Beech Park, Colwinston,  
Cowbridge, Vale Of Glamorgan, CF71 7NH

Watts  
& Morgan



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### Guide Price £515,000 Leasehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well-presented four bedroom detached bungalow situated in the heart of Colwinston Village. A truly immaculate home with generous front and rear gardens. Accommodation over 1100 sq ft to include; entrance hallway, generous lounge opening into dining room and contemporary kitchen with integral appliances. Principal bedroom with ensuite shower room, two further double bedrooms, a single bedroom/home office and a 3-piece family bathroom. Externally presenting off-road parking for 3/4 vehicles, detached garage and a well-manicured fully landscaped rear garden with lawn and paved area.

Viewing highly recommended to appreciate this sizeable property.

EPC Rating; TBC.

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#### Directions

Cowbridge Town Centre – 4.2 miles

Cardiff City Centre – 20.1 miles

M4 Motorway – 6.4 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

From its long driveway with stepped entrance, an oak door leads through into the welcoming hallway with access to the rear garden and oak doors to all accommodation.

The lounge is a generous size reception room with large cloaks cupboard and sliding patio doors lead out to the rear patio area. The central feature to this room is the freestanding electric log-burner style stove with stone chimney breast and hearth.

This room leads around seamlessly into the dining room which also has sliding door access out to the rear garden and enjoys a lovely outlook over the pretty gardens.

This dining room opens into the kitchen which is fitted with a contemporary range of high gloss handleless wall and base units with complementary surfaces. Integral appliances to remain to include; undercounter fridge, freezer, dishwasher and plumbing is provided for a freestanding washing machine. An ideal open-plan entertaining space with broad window overlooking the side garden.

An inner hallway presents a useful laundry cupboard and leads to the bedroom accommodation.

There are three bedrooms on offer to this side of the property; two of the rooms are good sized doubles with fitted wardrobes. The smaller room offers use as a single bedroom or home office and share use of a 3-piece family bathroom.

From the entrance hallway, there is access into the principal bedroom enjoying a lovely outlook over the front aspect and has the benefit of its own 3-piece ensuite shower room.



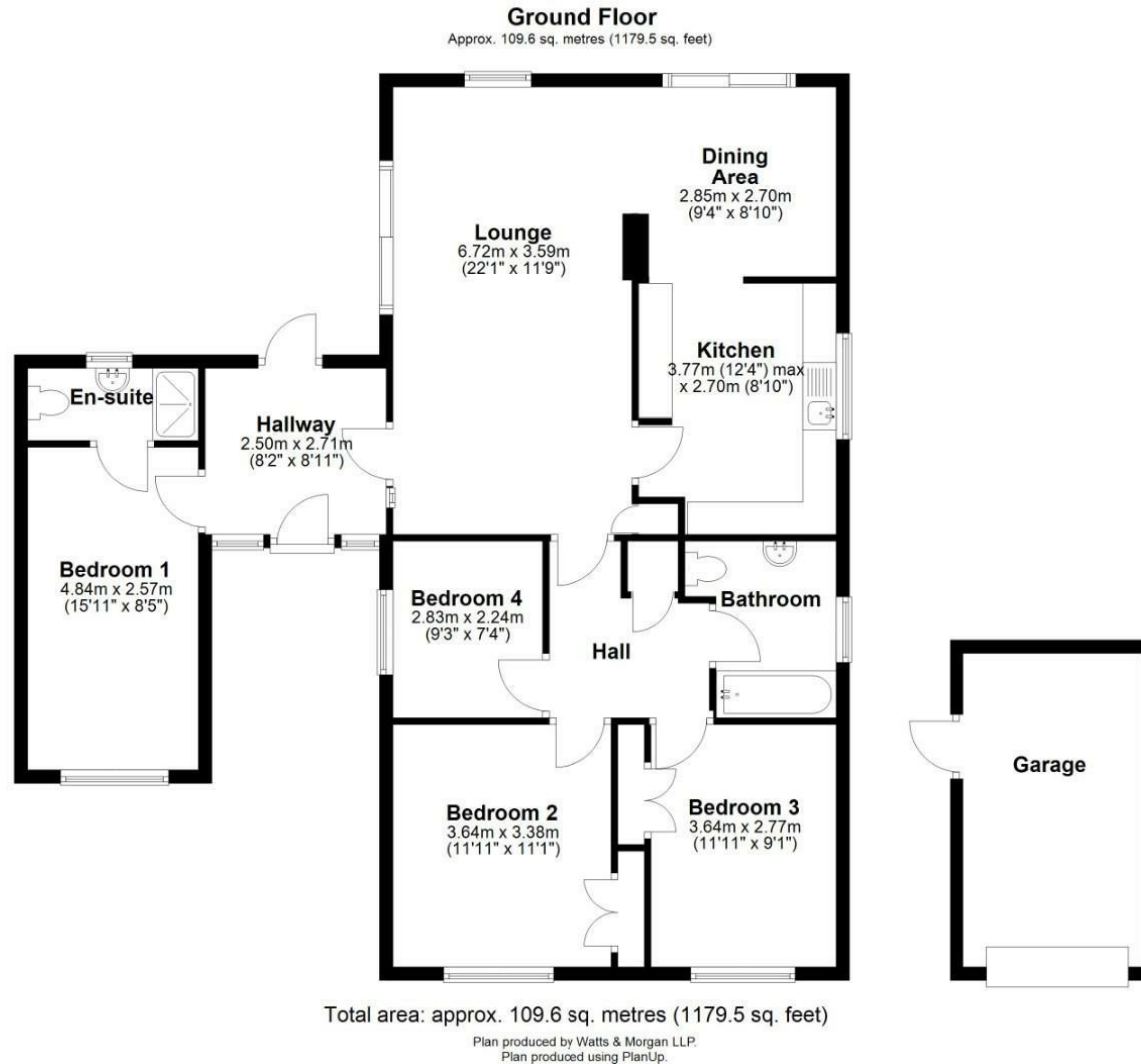
## GARDENS AND GROUNDS

3 Beech Park benefits from a generous plot with large tarmac driveway providing parking for 3/4 vehicles, leading to a detached garage.

Side access is provided to the rear garden which has been landscaped to offer a beautifully manicured entertaining space, centred around a large raised lawn with colourful borders, mature shrubs and tall trees - giving a good degree of privacy. There is a large paved area which is ideal for al-fresco dining which has access from both the hallway, lounge and dining room. The side area houses the oil central heating boiler and tank and is ideal for recycling/storage.

## ADDITIONAL INFORMATION

Leasehold – 999 years from 1967. Ground rent £27 per annum. Oil fired central heating (newly installed 2023). Mains services connected. Council Tax Band G.



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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