



15, Heol Cae Pwll  
Cowbridge, CF71 7PL

Watts  
& Morgan



# 15, Heol Cae Pwll

Colwinston, Cowbridge CF71 7PL

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**£410,000 Freehold**

**3 Bedrooms | 2 Bathrooms | 1 Reception Rooms**

A well presented three bedroom detached property. Situated in a quiet position within this sought after cul-de-sac in Colwinston. Part of Redrow's Heritage Range, the property was built in 2017 and has been very well maintained by the current owners. Accommodation to include; entrance hallway, lounge, spacious kitchen/dining room, and WC. First floor landing; three bedrooms, 1 en-suite and a 3-piece bathroom. Externally enjoying fully landscaped front and rear gardens with private driveway parking for two vehicles leading to a detached garage, with home office. Viewing highly recommended to appreciate this sizeable detached family home. EPC Rating; 'C'

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## Directions

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**Your local office: Cowbridge**

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## Summary of Accommodation

### SITUATION

The Village of Colwinston is positioned within gently rolling countryside and contains a number of period houses, St. David's Church in Wales Primary School, Church, public house, village hall and cricket and sports ground. The village is also within the catchment area for Cowbridge Comprehensive School. Although enjoying the benefits of a rural community, the Village is accessible to the nearby towns of Cowbridge and Bridgend. The City of Cardiff is also within reach via the A48 road and the M4 Motorway (Junction 35) at Pencoed provides access to other major commercial centres in the region.

### ABOUT THE PROEPRTY

Neatly positioned within this sought-after development of similar houses, tucked away from the main road through the cul-de-sac, sits 15 Heol Cae Pwll.

An attractive frontage leads to the canopied entrance for the property and into the hallway. The hallway provides access to the ground floor reception rooms, a staircase leads to the first floor landing with useful understairs storage cupboard.

The bay-fronted lounge is a generous size reception room, neutrally decorated and enjoys a private outlook to the front.

At the heart of this sizeable home, lies the kitchen/dining room. A superb entertaining space fitted with a range of high gloss white wall and base units with laminate work surfaces. Offering a range of integral appliances to remain to include; 4-ring gas hob with extractor hood over, double oven with grill, fridge/freezer and dishwasher. Ample space is provided for dining furniture along with a seating area, with sliding patio doors leading out onto the fully landscaped rear garden, seamlessly blending inside-outside living. The kitchen also benefits from a useful utility cupboard.

From here there is a modern 2-piece cloakroom/WC.

The first floor landing offers a good size storage cupboard and access to all bedroom accommodation.

The principal bedroom is a double bedroom offering sliding fitted door wardrobes and further benefits from its own 3-piece en-suite shower room. The two further bedrooms overlook the rear garden and provide ample space for bedroom furniture.

These bedrooms have shared use of the large 3-piece family bathroom, and an airing cupboard.

### GARDENS & GROUNDS

15 Heol Cae Pwll is neatly positioned within this sought after Redrow Development.

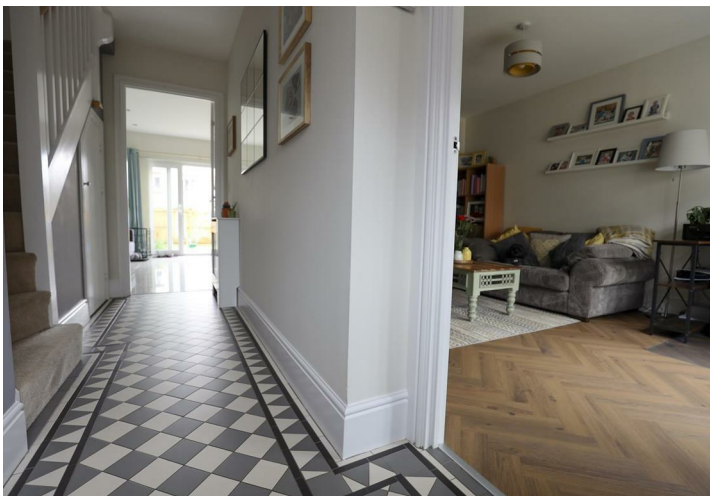
To the front of the property is mature shrubbery which leads to the front entrance. A tarmac driveway provides off-road parking for two vehicles. Beyond the driveway is a single detached garage with manual up and over door, full power supply and lighting, the rear section of the garage has been partitioned to provide a home office space, with electric heating and power. Lockable gated access is provided around to the side of the property.

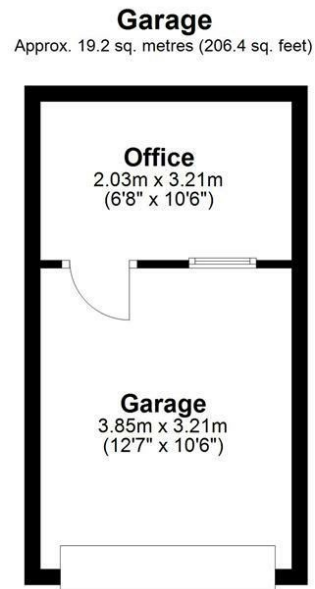
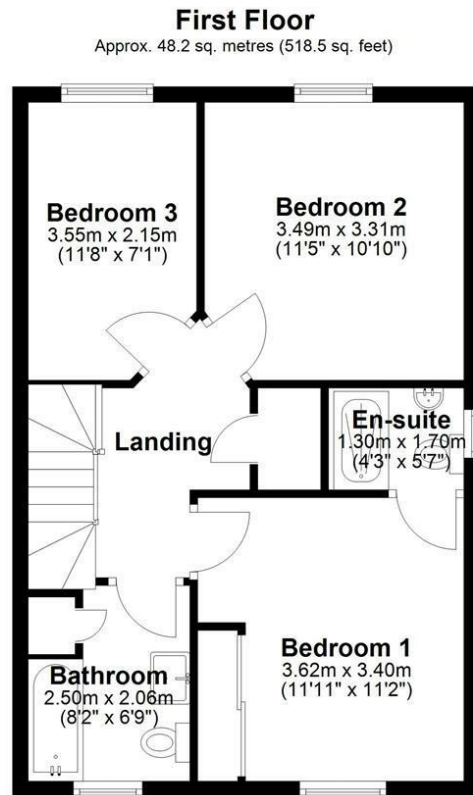
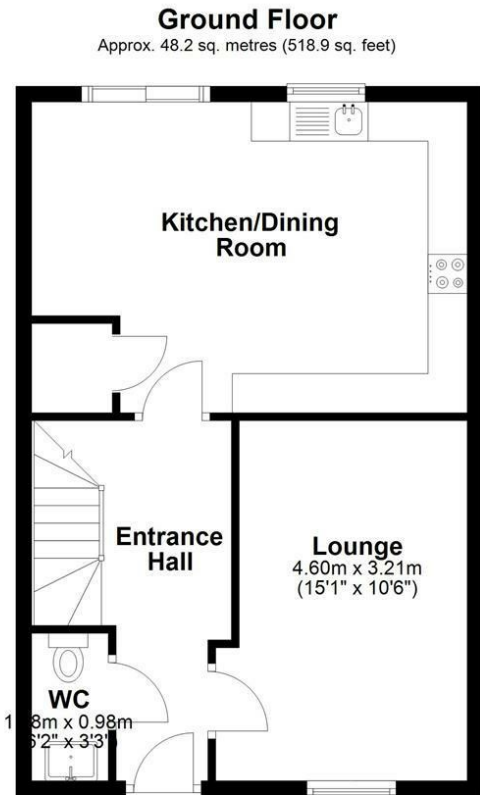
The landscaped rear garden enjoys a paved area which is ideal for Al-Fresco dining, with lawned area beyond. This sunny garden is bordered with mature plants and behind the garage is a vegetable patch.

### ADDITIONAL INFORMATION

Freehold. Mains electric, water and sewerage connect to the property. LPG central heating. Council tax band E.

Communal site charge of approx. £138 is payable annually.



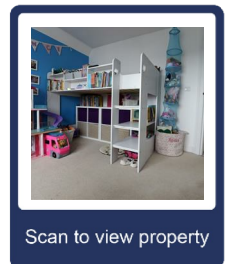


Total area: approx. 115.6 sq. metres (1243.8 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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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