



63 Heol Cae Pwll, Colwinston,
Cowbridge, Vale of Glamorgan, CF71 7PL

Watts
& Morgan



63 Heol Cae Pwll, Colwinston, Colwinston, Nr Cowbridge, Vale of Glamorgan, CF71 7PL

Guide Price £550,000 Freehold

4 Bedrooms : 2 Bathrooms : 1 Reception Room

A delightful, detached family home located on a sought after development in Colwinston Village. Offering no ongoing chain. Accommodation comprises: entrance hallway, cloakroom/WC, lounge, open plan kitchen/ dining room with patio doors. First floor landing leading to bedroom one with en-suite shower room, three further double bedrooms and a modern 3-piece family bathroom. Set on a corner plot position with landscaped rear garden and private driveway parking for two vehicles plus single garage.

EPC Rating; 'C'.

Directions

From our Cowbridge office join the A48 and head West towards Bridgend. Pass the Pentre Meyrick cross roads and after approximately one mile take the second left hand turning signposted for Colwinston. Take the first right turning signposted towards the school. Turn in to Heol Cae Pwll immediately adjacent to the school and the property can be found on the right.

- Cowbridge 4.2 miles
- Cardiff City Centre 21.5 miles
- M4 (J35, Pencoed) 5.1 miles

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Summary of Accommodation

ABOUT THE PROPERTY

- * Built in 2017, a delightful, and sizeable, family home nestled in the popular 'Redrow' development in Colwinston.
- * An entrance hallway with quality wood-effect flooring offers a carpeted staircase to the first floor landing with understairs storage cupboard and leads into a modern 2-piece cloakroom/WC.
- * The lounge runs the depth of the property and is a light and airy neutrally decorated reception room offering shuttered windows.
- * The open plan kitchen/dining room provides sliding patio doors leading out onto the rear garden. The kitchen has been fitted with a range of Farmhouse Cream high gloss wall and base units with complementary laminate work surfaces and tiled splashback with large double pantry cupboard. A range of 'Smeg' appliances to remain to include; 4-ring gas hob with extractor hood over, eye level double oven with grill, fridge freezer and dishwasher.
- * A courtesy door from the kitchen opens through into a utility room which houses the 'Worcester' LPG gas boiler and provides plumbing for appliances.
- * The first floor landing has an airing cupboard which houses the hot water tank, a picture window to the front aspect and a loft hatch provides access to the loft space.
- * Bedroom one is a generous double room offering a range of sliding triple fitted wardrobes and has the benefit of a 3-piece en-suite shower room.
- * Three further double bedrooms are on offer, all neutrally decorated with ample space for freestanding wardrobes and a modern 3-piece family bathroom.

GARDENS AND GROUNDS

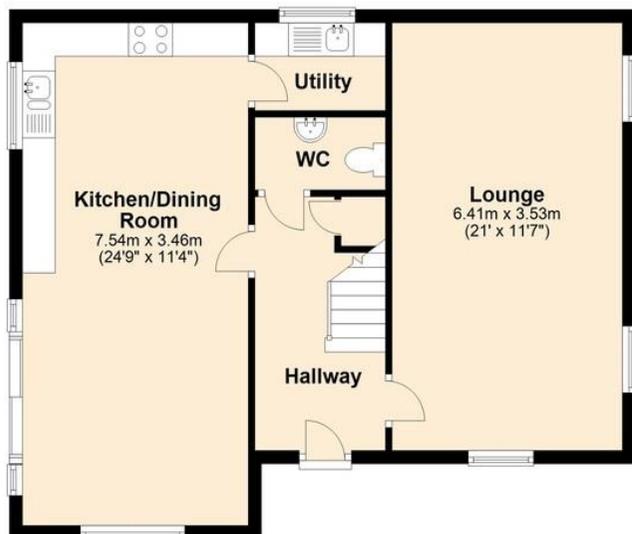
- * No.63 is positioned on a corner plot, enclosed via a mature shrub hedgerow with footpath to front door.
- * Off-road private driveway parking to the rear for two vehicles leading to a single garage with manual up and over door and timber gate to garden.
- * The rear of the property has been landscaped to offer a tiled patio area - ideal for alfresco dining. The remainder of the garden is laid to lawn with mature shrub borders and additional hardstanding, ideal for garden shed.

ADDITIONAL INFORMATION

All mains services connected; LPG gas central heating. Freehold. Council Tax Band: G.

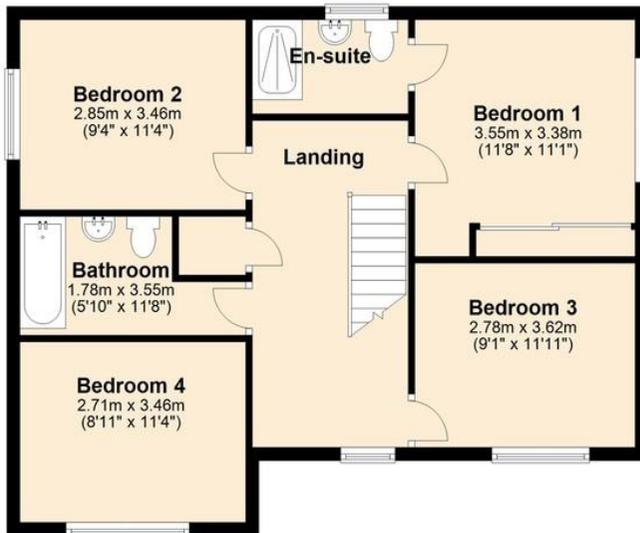
Ground Floor

Approx. 62.8 sq. metres (676.0 sq. feet)



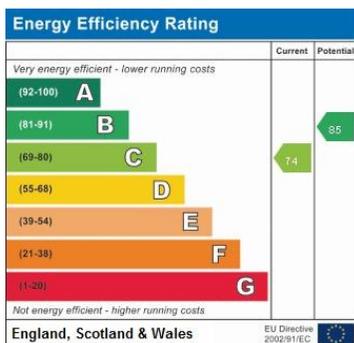
First Floor

Approx. 65.0 sq. metres (700.2 sq. feet)



Total area: approx. 127.9 sq. metres (1376.2 sq. feet)

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



NOTE

A yearly estate service charge of approx. £138 (tbc) is payable for the upkeep of the communal grounds.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



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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