



63, Heol Cae Pwll
Nr Cowbridge, CF71 7PL



Watts
& Morgan

63 Heol Cae Pwll

Colwinston, Nr Cowbridge CF71 7PL

£2,250 Per Month

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A delightful, detached family home located on a sought after development in Colwinston Village. 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

Council Tax Band - G

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.

SUMMARY

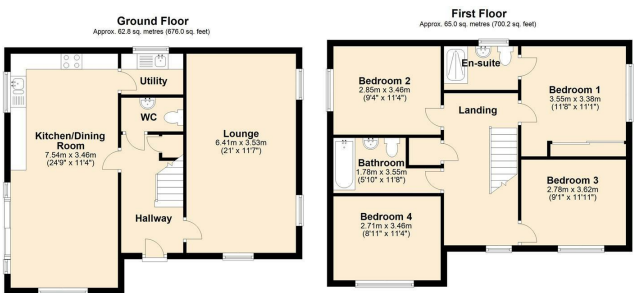
A delightful, detached family home located on a sought after development in Colwinston Village. Offering no ongoing chain. Accommodation comprises: entrance hallway, cloakroom/WC, lounge, open plan kitchen/ dining room with patio doors. First floor landing leading to bedroom one with en-suite shower 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.

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 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.



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

Plan produced by Watts & Morgan LLP
Pen produced using Revit

