



Heol Cae Pwll, Colwinston

guide price £230,000 - £240,000

- Situated in the highly desirable village of Colwinston, this home was built by Redrow Homes in 2016 and offers a peaceful setting.
- Close Proximity To St David's Church In Wales Primary School, within catchment area for Cowbridge Comprehensive School
- Close to the local amenities of Colwinston village, including a primary school, church, and village hall.



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About the property

GUIDE PRICE £230,000-£240,000. Situated in the sought-after 'Redrow' development within the idyllic and tranquil semi rural village of Colwinston, the development itself is within close proximity to St. David's Church in Wales Primary School as well as being within the catchment area for Cowbridge Comprehensive School. Therefore this property is an ideal investment for first-time buyers and families alike.

The ground floor comprises of a generously sized lounge/dining room, tastefully designed to maximise natural light. The patio doors serve as a gateway to the low maintenance, landscaped rear garden, creating a seamless indoor-outdoor experience that is perfect for entertaining or simply relaxing. The house also features a well-equipped kitchen, designed with functionality in mind and the convenience of a ground floor WC. To the first floor are two generously sized double bedrooms and a well appointed bathroom.

One of the standout features of this property is the off-road driveway parking, providing secure and private parking for residents.

Although Colwinston enjoys the benefits of a rural community, the historic market town of Cowbridge is approximately 5 miles away with its diverse retail outlets and large choice of restaurants and the property is also situated on an excellent communications network.



Accommodation

Hallway

A welcoming entrance space with a carpeted staircase leading to the first floor. Features an understairs storage cupboard, an additional cloaks cupboard, and access to a convenient 2-piece WC.

Kitchen

8' 2" x 6' 3" (2.49m x 1.91m)

Fitted with high-gloss cream wall and base units, this modern kitchen includes integral 'Smeg' appliances such as a 4-ring gas hob, extractor hood, eye-level oven with grill, microwave, and fridge-freezer. Stylishly designed with practicality in mind.

Living / Dining Room

13' 8" x 12' 8" (4.17m x 3.86m)

Located at the rear of the property, this spacious and light-filled room boasts sliding patio doors that open directly onto the rear garden, making it an ideal space for entertaining and family living.

Landing

The first-floor landing provides access to the loft and houses an airing cupboard containing the 'Worcester' combi boiler.

Bedroom One

12' 7" (Max) x 8' 9" (3.84m (Max) x 2.67m)

A generous double bedroom featuring a built-in wardrobe for ample storage.

Bedroom Two

12' 8" x 8' 2" (3.86m x 2.49m)

Another well-sized double bedroom with views over the rear garden and school grounds.

Bathroom

A modern 3-piece suite including a bath with overhead shower, wash basin, and WC. Stylishly finished with contemporary fittings.

Rear Garden

Fully landscaped, the sunny rear garden features a patio area, planted borders, and a raised patio perfect for alfresco dining. The garden backs onto St. David's Church in Wales Primary School, ensuring a serene and family-friendly atmosphere.

Front Of Property

Positioned on a quiet shared road with a mature tree-lined outlook, the property includes off-road driveway parking for one car and an additional shared visitor space. The front garden is planted with mature shrubs, and a gated side pathway provides access to the rear garden.

Services

Services and Tenure

Tenure: Freehold

Heating: LPG central heating

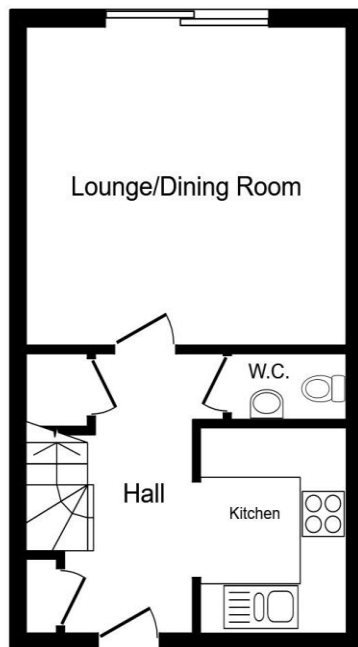
Utilities: All mains services connected

Council Tax Band: D

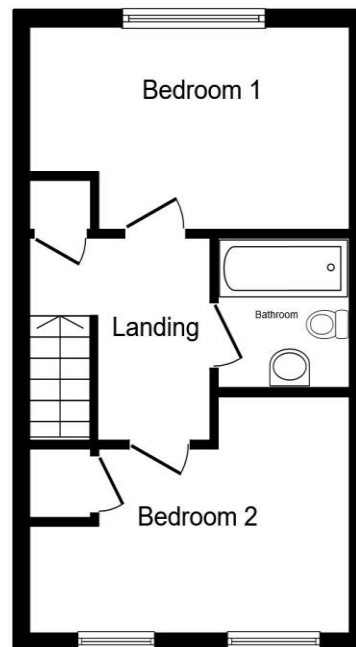
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Floorplan



Ground Floor
Floor area 30.6 m² (330 sq.ft.)



First Floor
Floor area 30.6 m² (330 sq.ft.)

TOTAL: 61.3 m² (660 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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