



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

Watts  
& Morgan



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Nr Cowbridge, Vale of Glamorgan, CF71 7PL

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**Guide price: £535,000 Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An immaculately presented, 4 bedroom detached home in this popular development close to the centre of Colwinston Village. Lounge, kitchen/living/dining room running the width of the property and looking out over the rear garden. Also utility room and ground floor cloakroom. Principal bedroom with en suite shower room, 3 further good sized bedrooms and family bathroom with shower over bath. Driveway parking and garage. Enclosed, low maintenance garden to the rear including decked seating area and astroturf lawn.



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## Directions

Cowbridge Town Centre – 4.2 miles

Cardiff City Centre – 16.9 miles

M4 J35 Pencoed – 5.8 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### About the property

18 Heol Cae Pwll has been kept in immaculate, move in ready condition and now available with no onward chain. A covered entrance porch leads into a ground floor hallway from which doors lead into the ground floor WC, to the lounge, to the kitchen/living/dining room and a staircase leads to the first floor. Looking to the front of the property, the family lounge is a good sized, high ceilinged space with window to the front elevation. Running the width of the rear of the property is a generous family space – a kitchen/living/dining room with window from kitchen looking out over garden and sliding doors from the adjacent living-dining space looking out over – and opening onto – the rear garden. This is a generous room with a distinct kitchen area incorporating a great range of units with appliances, where fitted, to remain and including: double oven, gas hob, fully integrated fridge, freezer and dishwasher. There remains plenty of room for a family sized dining table and for additional seating. An adjacent utility room has ample space and plumbing for a washer and a dryer.

To the first floor, a central landing area has doors leading to all 4 bedrooms and to the family bathroom. The largest bedroom looks to the front of the property and includes fitted wardrobes. It has its own good sized en suite shower room. A second double bedroom looks to the front elevation while a third double bedroom looks to the rear. The fourth bedroom is a generous single looking onto the rear garden and, to the distance, fields. These bedrooms share use of the modern family bathroom with its shower over bath.



### Additional information

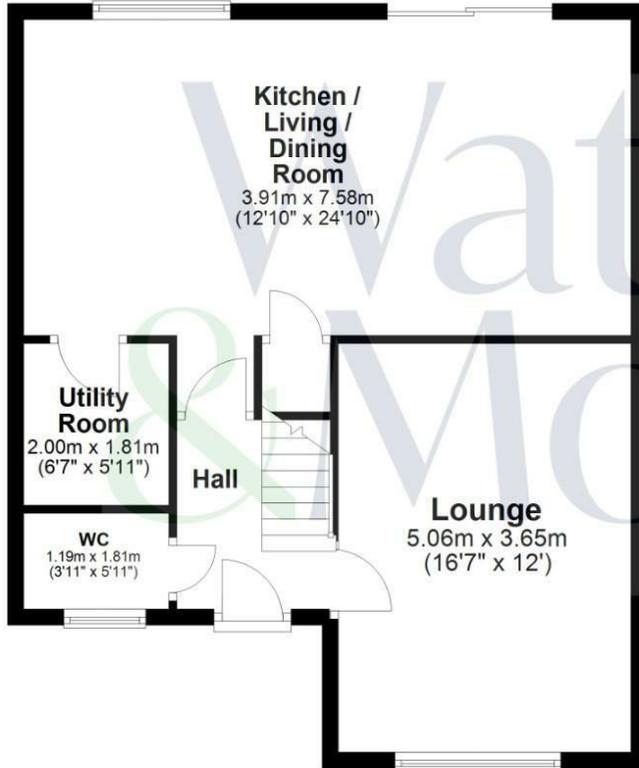
Freehold. Mains electric, water and drainage connect to the property. LPG fired central heating, the LPG supplied from a central communal tank for Heol Cae Pwll residents only. Council tax: Band G.

## Garden & Grounds

From Heol Cae Pwll, a drop-down kerb leads onto the tarmac topped driveway running to the side of the property. This, in turn, continues to the garage (approx. max 6.1m x 3.1m) entered via an up and over door and has power connected. A pedestrian gate leads into the rear garden. To the rear of the garden is an immaculate enclosed space with composite decked seating area accessed directly from the kitchen/living/dining room leading, in turn, onto a larger astroturf lawn. The whole of the rear garden is enclosed by walling or fencing.

### Ground Floor

Approx. 61.8 sq. metres (664.9 sq. feet)



### First Floor

Approx. 62.6 sq. metres (673.4 sq. feet)



Total area: approx. 124.3 sq. metres (1338.4 sq. feet)



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 86        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 75                      |           |
| (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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