



Beech Park, Colwinston Cowbridge

£425,000



About the property

Nestled in the picturesque village of Colwinston, this four bedroom detached bungalow presents an opportunity to embrace a serene rural lifestyle.

Step inside and be greeted by an abundance of inviting reception space, perfect for both intimate gatherings and lively entertaining. The heart of the home is undoubtedly the cozy lounge with a log burner.

The property seamlessly blends comfort and practicality, with a spacious conservatory offering a delightful extension of living space.

For the culinary enthusiast, the large, modern kitchen diner is a true delight. It boasts a comprehensive range of integrated appliances.

The property features four generously sized double bedrooms and a well-appointed family bathroom.

Additionally, a handy cloakroom with a WC and wash hand basin adds further practicality.

Venture outdoors and discover the tiered rear garden. The thoughtfully laid-out patio and decking area provide the perfect setting for outdoor dining and relaxation. To the front of the property is a generous driveway offering ample parking for multiple vehicles - a true convenience for any homeowner.

Accommodation

Porch

Entered via composite door with glazed side panels, tiled flooring, UPVC glazed door leading to the hallway.

Hallway

Doors leading to cloakroom, and bedroom, opening into living room, wood block flooring.

Cloakroom

UPVC double glazed window, push button WC, wash hand basin, partially tiled walls, ladder style radiator.

Bedroom Two

11' 11" x 10' 9" (3.63m x 3.28m)
UPVC double glazed windows to front and side, wood effect flooring.

Living Room

22' 2" x 12' 9" (6.76m x 3.89m)
UPVC double glazed window to side, fireplace with log burner, parquet flooring, French doors leading to the conservatory, opening into kitchen/dining room.

Kitchen / Dining Room

22' 2" x 10' 1" (6.76m x 3.07m)
Units to base and wall height, worktops inset with sink and drainer, integrated appliances, hob with extractor hood over, tiled wall, UPVC double glazed window, wood effect flooring, UPVC double glazed window leading to the rear garden.

Conservatory

12' 10" x 8' 10" (3.91m x 2.69m)





Doors to the side and rear leading out to the rear garden, wood effect flooring.

Bedroom One

15' 8" x 9' 2" (4.78m x 2.79m)
UPVC double glazed window, carpeted, wardrobes.

Bedroom Three

11' 11" x 8' 8" (3.63m x 2.64m)
UPVC double glazed window, carpeted, wardrobes.

Bedroom Four

9' 3" x 7' 7" (2.82m x 2.31m)
UPVC double glazed window, carpeted.

Bathroom

Shower over bath, his and her sinks, push button WC, chrome ladder style radiator, tiled walls, UPVC double glazed window.

Front Garden

Large driveway for multiple vehicles, area laid to lawn, shed, access to the rear of the garden.



Rear Garden

Low maintenance rear garden with various seating areas.







01446 772857

enquiries@pablack.co.uk



Total floor area 137.5 m² (1,480 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

