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Heol Cae Pwll, Colwinston Cowbridge
guide price £500,000

 **peter
alan**

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About the property

GUIDE PRICE £500,000-£525,000. A superbly presented family home set within a well regarded modern development in the desirable village of Colwinston. Located within a quiet residential area and close to the highly regarded Church in Wales Primary School, this is an ideal home for families seeking village living with convenience.

To the ground floor the property offers a light and welcoming hallway, a spacious living room, a fantastic open plan kitchen / dining / family room with doors leading to the rear garden and a utility room off with the addition of a convenient cloakroom.

To the first floor are four generous bedrooms with an en suite shower room to the master and a family bathroom. The exterior offers a lengthy driveway with an EV charging point leading to a detached garage to the front of the property and a rear garden that has been designed for ease of upkeep with exceptional privacy.

The historic market town of Cowbridge is approximately 5 miles away with its diverse retail outlets and large choice of restaurants in a most attractive setting. Situated on an excellent communications network, the A48 provides access to the M4 and onto the national motorway network. Cardiff, the vibrant Capital City, is approximately 15 miles away. The National Museum of Wales, the Millennium Stadium and Cardiff Castle are all in the centre as well as excellent shopping facilities.

Accommodation

Hallway

Entered via composite partially glazed door with covered entrance, obscured double glazed window to front, white oak flooring, stairs to the first floor, door to cloakroom.

Cloakroom

Push button WC, wash hand basin with tiled splash back, obscured double glazed window, wood effect flooring.

Living Room

16' 5" x 11' 8" (5.00m x 3.56m)
A light and spacious living room with double glazed windows to front with fitted shutters, white oak flooring.

Kitchen/Dining/Family Room

25' x 15' 10" (Max) (7.62m x 4.83m (Max))
A fantastic open plan social space for family living.

Kitchen / dining area:
An extensive range of cream 'Shaker' style base, wall and tall cupboards, wood effect worktops inset with stainless steel sink and drainer with mixer tap, gas hob with stainless steel extractor hood over, integrated oven, dishwasher and fridge / freezer. Space for large dining table, double glazed window over looking the rear garden, under stairs storage cupboard, door to utility room, porcelain tiled flooring.





Family area:
Double glazed patio doors leading to the patio area in the rear garden, upright radiator, continuation of porcelain floor tiles.

Utility Room

6' 7" x 5' 9" (2.01m x 1.75m)
matching cream shaker style base and wall cupboards with wood effect work top and upstand, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, cupboard housing 'Worcester' LPG central heating boiler, double glazed door to driveway, continuation of porcelain tiled floor.

Landing

Doors leading to four bedrooms and bathroom, access to loft space, carpeted.

Bedroom One

13' 6" x 11' 11" (4.11m x 3.63m)
A charming principle room with part pitched ceiling and double glazed window to front, recess built in wardrobes and door to en suite shower room. Carpeted.



En Suite Shower Room

White low level WC and wall hung wash hand basin with tiled splash back and fitted wall mirror, chrome heated towel rail, large fully tiled shower cubicle with glazed entry door and fixed head and hand shower attachments, frosted double glazed window, wood effect flooring.

Bedroom Two

13' 3" x 6' 7" (4.04m x 2.01m)
A second generous double bedroom with double glazed window to front, carpeted.

Bedroom Three

11' 2" x 8' 8" (Max) (3.40m x 2.64m (Max))
A further double bedroom with double glazed window overlooking the rear garden, carpeted.

Bedroom Four

7' 6" x 9' 1" (2.29m x 2.77m)
Double glazed window overlooking the rear garden, carpeted.



Family Bathroom

Modern white suite comprising a panelled bath with mains shower and glazed screen above, wash hand basin with fitted wall mirror, low level WC, timber effect flooring, frosted double glazed window and chrome heated towel rail. Airing cupboard houses the pressurised hot water cylinder.

Front Garden

Low maintenance, pebble stoned front garden with specimen shrubs. A lengthy driveway offers excellent parking with an EV charging point and leads to the garage.

Garage

Large single garage with electric roller door, power, lighting and overhead storage.

Rear Garden

Designed for ease of upkeep with exceptional privacy. Features a wide paved terrace, high quality artificial lawn and gated access to the driveway.





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