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Heol Cae Pwll, Colwinston Cowbridge

offers over £600,000

 peter  
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## About the property

To be sold chain free and set at the end of a peaceful cul de sac and enjoying an elevated, commanding position, this beautifully presented detached family home offers exceptional living space and a wonderful southerly outlook. The property provides generous and versatile accommodation arranged around a spacious entrance hall, with multiple reception rooms and a superb kitchen/dining room opening directly onto the landscaped rear garden. Four double bedrooms, including two with en suite facilities, make this an ideal home for families seeking comfort, style, and practicality. With a double garage, two parking spaces, and thoughtfully designed outdoor areas including a sun soaked patio, decking with hot tub, and an attractively planted bank, this home combines modern living with a tranquil village setting, all within Cowbridge School catchment.

## Accommodation

### Entrance Hall

A particularly spacious and welcoming hallway featuring Amtico flooring, giving access to all principal ground floor rooms. Includes a convenient cloakroom and excellent storage.

### Lounge

17' x 11' 11" ( 5.18m x 3.63m )  
A beautifully appointed family lounge positioned to the front of the property. Plantation shutters frame the window, creating a cosy feel enhanced by the electric fire with stylish surround.

### Sitting Room

9' 11" x 9' 4" ( 3.02m x 2.84m )  
Overlooking the rear garden, this flexible second reception room is ideal as a sitting room, playroom, study, or hobby space.

### Kitchen/Dining Room

19' 6" x 13' 1" ( 5.94m x 3.99m )  
A standout feature of the home, this broad and bright space enjoys a sunny southerly aspect with double doors leading directly onto the rear patio. Dining area with ample space for a family table and retractable summer awning. Kitchen fitted with an extensive range of units and granite worktops. Integrated appliances include Smeg 5 burner hob, double oven, extractor, dishwasher, and twin fridge/freezer Large under stairs storage cupboard.

### Utility Room

Located adjacent to the kitchen and offering further storage, worktop space,





and plumbing for a washing machine. Gives access to the side of the property.

### **Cloakroom**

A modern, neatly presented ground floor WC accessed from the hallway.

### **First Floor Landing**

A light, spacious landing area with access to all bedrooms and the family bathroom.

### **Principal Bedroom**

15' 9" (Max) x 11' 11" ( 4.80m (Max) x 3.63m )

A generous double room featuring fitted Hammonds wardrobes and enjoying a private en suite with a wide walk in shower.

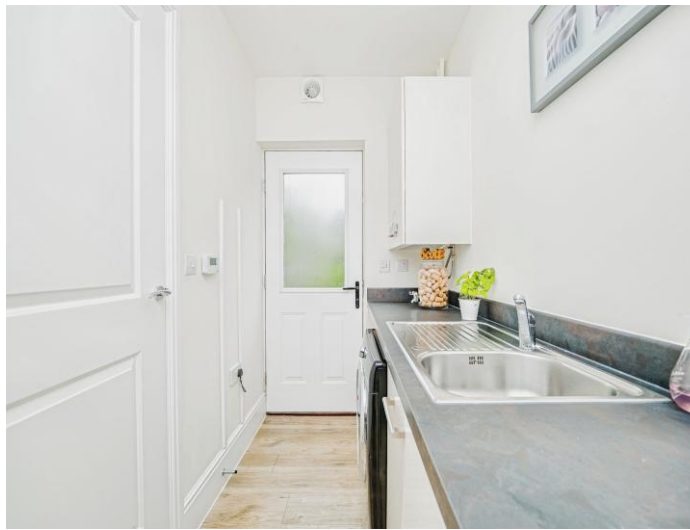
### **Bedroom Two**

14' 5" x 9' 2" ( 4.39m x 2.79m )

A second double bedroom overlooking the garden, complete with fitted wardrobes and its own stylish en suite shower room.

### **Bedroom Three**

12' 9" x 9' 5" ( 3.89m x 2.87m )



A further double bedroom with views over the south-facing rear garden.

### **Bedroom Four**

11' 7" (Max) x 9' 8" ( 3.53m (Max) x 2.95m )

A well proportioned double room, also positioned to take advantage of the sunny rear aspect.

### **Family Bathroom**

A luxurious contemporary bathroom fitted with a three piece suite and a shower over the bath.

### **Front Exterior**

The property benefits from two off road parking spaces directly in front of the double garage.

The garage, accessed via an electric double width up and over door, offers excellent parking and storage options.

### **Rear Garden**

A beautifully landscaped south-facing garden comprising: Paved patio area accessed from the kitchen/diner, decking to one side with hot tub to the other, Attractive astroturf lawn, raised, thoughtfully



planted bank with decorative birch trees for privacy and visual appeal.





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Ground Floor



First Floor

Total floor area 185.0 m<sup>2</sup> (1,991 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](http://www.propertybox.io)



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