



16 Heol Cae Pwll, Colwinston, CF71 7PL

The Vale of Glamorgan

Fixed Price £530,000

16 Heol Cae Pwll

Colwinston, Cowbridge

From Cowbridge travel west along the A48. Travel through Pentre Meyrick then take the second left hand turning signposted Colwinston. Take the first right and continue towards the village centre. After passing the park on the right hand side, turn left into Heol Cae Pwll. No. 16 can be found on your right hand side.

What3words: swoop.raven.depending

Modern, traditionally styled four bedroom detached house. Beautifully presented and private garden located on a quiet residential development within an attractive and sought-after Vale village.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Modern, traditionally styled four bedroom detached house. refinements include a beautifully presented and private garden located on a quiet residential development within an attractive and sought-after Vale village.

Composite entrance door with double glazed panel to HALLWAY, porcelain tiled floor, traditional spindled staircase with hardwood rail and understairs cupboard. CLOAKROOM/ WC, modern white low level WC and wash hand basin with tiled splashback and matching porcelain tiled floor. A beautifully presented LIVING ROOM double glazed windows with plantation shutters to front and side elevations, attractive feature fireplace to remain. SITTING ROOM porcelain tiled floor, double glazed window with plantation shutters to front elevation, sliding patio doors to beautifully stocked, private garden area. Open-plan to KITCHEN DINING ROOM space for dining table, range of modern Shaker style fitted cupboards, marble worktops with inset stainless steel sink, integrated appliances include Smeg oven and microwave oven, fridge, freezer, gas hob, extractor and dishwasher and double glazed window. UTILITY/ BOILER ROOM, fitted storage cupboards and matching marble worktop with inset stainless steel sink, space and plumbing for washing machine and tumble dryer, concealed Worcester LPG boiler, porcelain tiled floor and window to driveway.

Galleried LANDING, feature window to front elevation, loft hatch and airing cupboard with pressurised cylinder tank. PRINCIPAL BEDROOM double glazed window with plantation shutters, excellent floor to ceiling built-in wardrobes and door to EN-SUITE SHOWER ROOM, fully tiled shower cubicle with glazed entry door and mains shower attachment, wash-hand basin and low level WC, ceramic tiled floor and frosted window. BEDROOMS TWO and THREE are double rooms with part-pitched ceiling and double glazed windows to front elevation. BEDROOM FOUR, currently used as a generous study, pendant light, double glazed window to garden and part-pitched ceiling. BATHROOM, modern white suite including panelled bath with hinged shower screen and mains shower attachment over, wash-hand basin with mixer tap and low level WC, ceramic tiled floor and chrome heated towel rail.

The front of the property is fringed by well-stocked flower beds with short pathway to a canopied entrance door and outside light. Lengthy driveway to the side of the property provides parking and access to detached GARAGE with electric up and over door, power and light. A gate from the driveway leads to the main garden which lies to the side of the property. This combines a paved sitting area and artificial turf with a further slate sitting area and is exceptionally well planted with mature shrubbery and specimen trees.



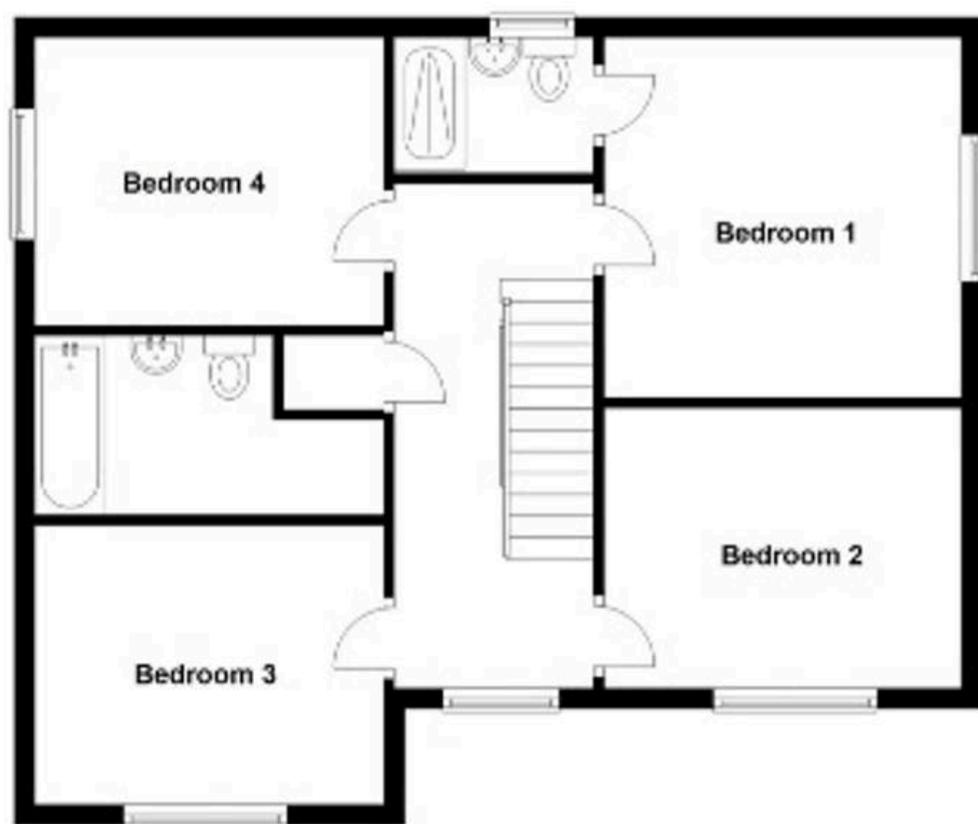
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Ground Floor



First Floor







Herbert R Thomas

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