



25 Heol Cae Pwll, Colwinston, CF71 7PL

The Vale of Glamorgan

Fixed Price £495,000

## 25 Heol Cae Pwll

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. Proceed into the development, turn right and No 25 will be found on the left, indicated by our For Sale board.

WHAT3WORDS - bearings.slient.heartened

An immaculately presented, four double bedroom detached family home located in the highly sought after Vale village of Colwinston.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



## *NO ONWARD CHAIN*

With 2 years of original NBHC warranty still remaining, this perfect family home offers generous sized living and bedroom accommodation and lies within walking distance of S David's Church in Wales Primary School. This fabulous school is also within catchment to Cowbridge Comprehensive School.

The accommodation comprises a central ENTRANCE HALLWAY, with 'Mandarin Stone' travertine tiled stone flooring which continues throughout the ground floor. The hallway is flanked by both the LOUNGE and DINING ROOM which both have front aspect windows. The dining room is an excellent garage conversion with built-in storage cupboard housing a Worcester gas fire central heating boiler.

The light and airy KITCHEN/ BREAKFAST ROOM offers a range of high gloss cream coloured base, larder and wall-mounted units in addition to a central Island. A stunning antique gold swathe mirrored splashback complements the Bellagio stone granite work surfaces. The double oven, dishwasher, fridge/freezer and four burner gas hob with cooker hood above are all integrated and are quality Smeg appliances. Large patio doors enjoy fantastic, far reaching rural countryside views and open to provide access into the enclosed rear, family friendly garden.

Off the kitchen is a UTILITY ROOM with window plus an additional pedestrian door to the garden. It again, has a high gloss cream coloured fitted base unit and Bellagio stone granite work surface matching the kitchen, with space and plumbing for white goods. Under stairs storage cupboard and beyond the utility room, a ground floor CLOAKROOM, houses a white two-piece suite.

Stairs rise to the first floor LANDING which comprises a built in airing cupboard plus a loft inspection point. With four spacious double bedrooms, BEDROOM ONE benefits from built-in Hammonds wardrobe furniture plus an EN-SUITE SHOWER ROOM with Porcelanosa tiled flooring and a quality white three-piece suite. BEDROOM ONE and BEDROOM THREE are located at the front of the property. BEDROOM TWO and BEDROOM FOUR are located at the rear, which like the Kitchen, enjoy stunning far reaching rural countryside views. The FAMILY BATHROOM enjoys Porcelanosa tiled flooring and has a white three-piece suite which includes a panel bath in addition to a main power shower.

Outside, to the front of the property is a double width driveway plus lawned garden boarded by privet hedgerow. Lawn is also laid to one side of the property.

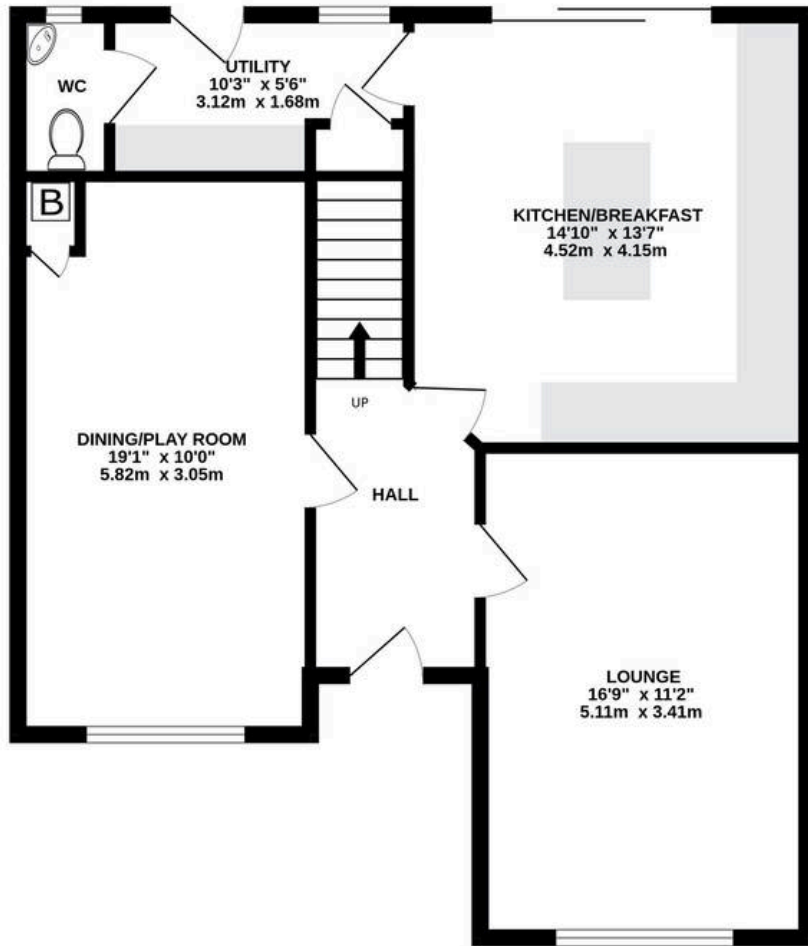
To the rear, an enclosed garden is boarded by a beautifully dressed stone wall and wood fencing overlap. It offers a flagstone laid patio which extends to the rear of the property out onto a level lawn and shed.



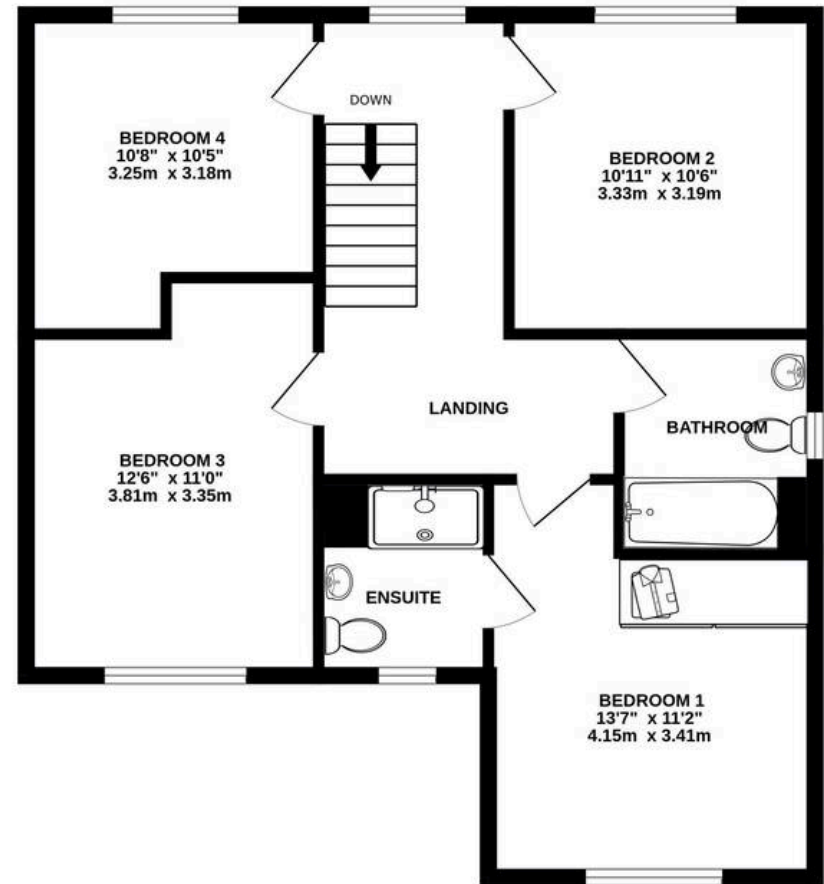
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**GROUND FLOOR**  
731 sq.ft. (67.9 sq.m.) approx.



**1ST FLOOR**  
682 sq.ft. (63.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Herbert R Thomas

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