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herbert r thomas

39 Heol Cae Pwll, Colwinston

Cowbridge

£620,000

39 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. Proceed into the development.

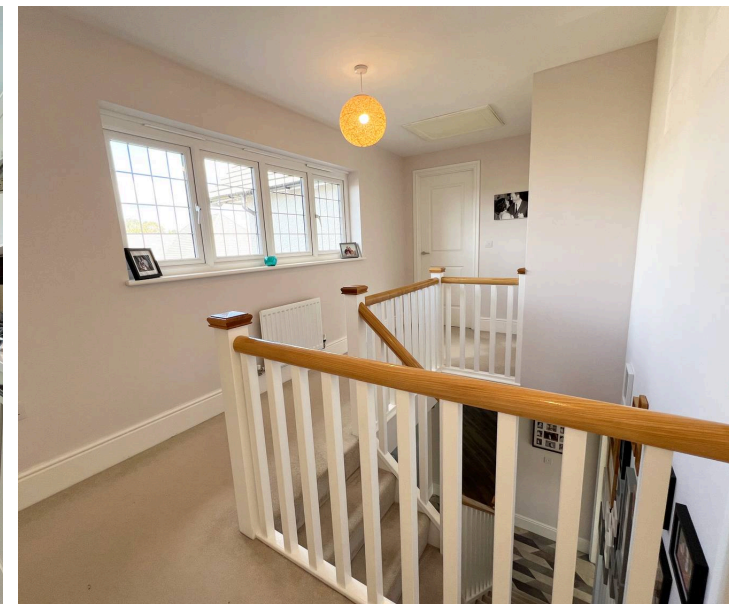
A substantial four double bedroom detached, Redrow Homes built, executive family home, Situated in a head of cul-de-sac position, with South facing rear garden, within this highly sought after Vale village.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Situated in an elevated position within this Redrow Homes built development, within walking distance to the village's amenities, including Primary School and village hall, lies this spacious well-appointed four double bedroom detached executive family home.

The flexible accommodation, ideal for a larger growing family briefly comprises: a central entrance HALLWAY with stairs rising to the first floor. The LOUNGE with bay window to front has a contemporary log effect feature fire. The versatile FAMILY ROOM with window to side was once part of the original integral double garage. It has a fitted range of shelves and storage cupboards. A door leads into the remaining part of the original GARAGE, which is used as storage.

The impressive open plan KITCHEN/ DINING/ LIVING ROOM is located along the full width of the rear elevation with windows and glazed sliding doors giving access and views into the south facing rear garden. Within the kitchen is a range of fitted Shaker style base, larder and wall-mounted units with splashback tiling above a stonework surface which extends to a breakfast bar. Integrated Smeg double oven and five burner gas hob with cooker hood over, dishwasher and double fridge/freezer. The room has wood effect flooring throughout. Off the kitchen is a UTILITY ROOM with pedestrian door to side, it houses the gas fired central heating boiler and has space and plumbing below a rolltop work surface for a washing machine and tumble dryer.

Finally off the entrance hall is a ground floor CLOAKROOM, housing a white two-piece suite.

The first floor gallery LANDING has a window to front enjoying views over the development. It has a loft inspection point and gives access to the bedroom accommodation. All four bedrooms are comfortable doubles. BEDROOM ONE with bay window to front has a fitted range of wardrobe furniture and benefits from an EN-SUITE SHOWER ROOM. The THREE REMAINING BEDROOMS are located at the rear of the house enjoying views over the garden. Bedroom two also benefits from fitted wardrobe units and an en-suite shower room. The FAMILY BATHROOM has a white three-piece suite, including a panel bath and shower over.

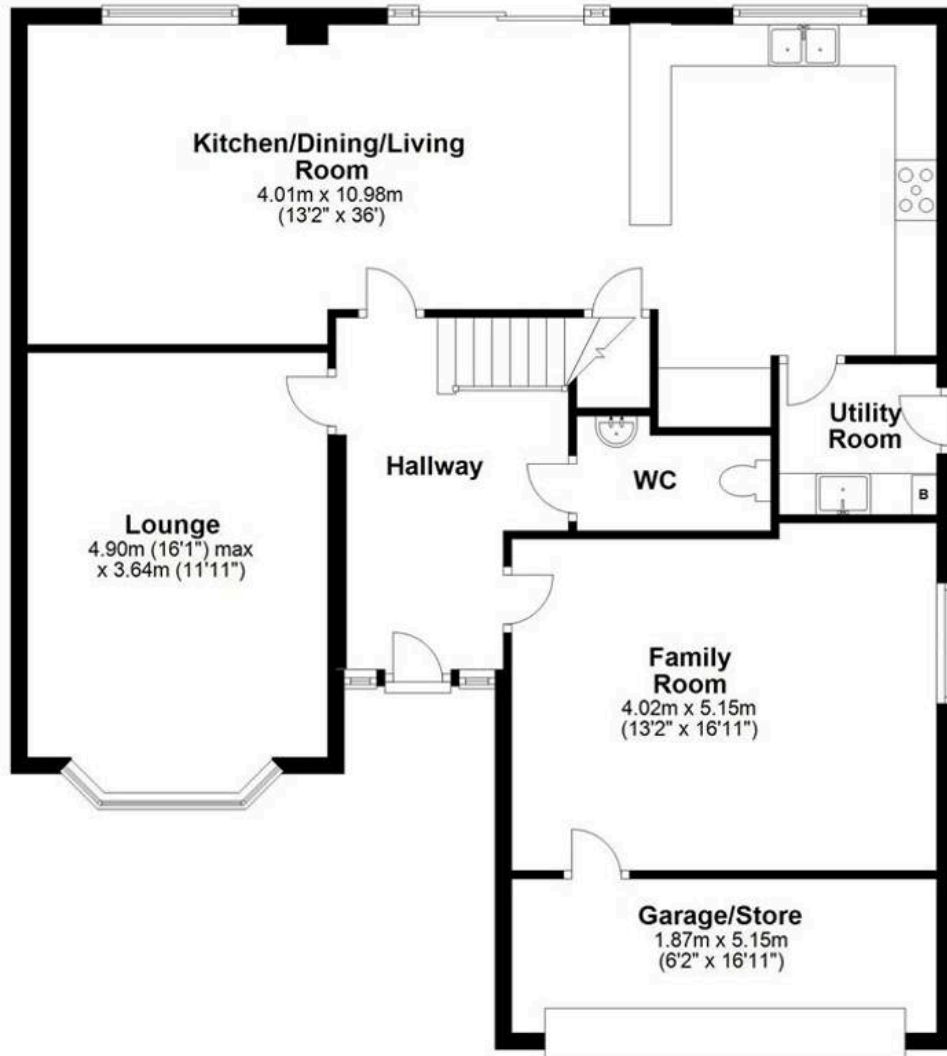
Outside, the front of the property is a driveway offering parking space for two vehicles with EV charging point. The lawn is bordered by neat private hedgerow. Gated side access leads into the enclosed south facing rear garden which has a flagstone laid patio extending from the rear of the house onto the lawn, which has mature trees along its rear boundary.





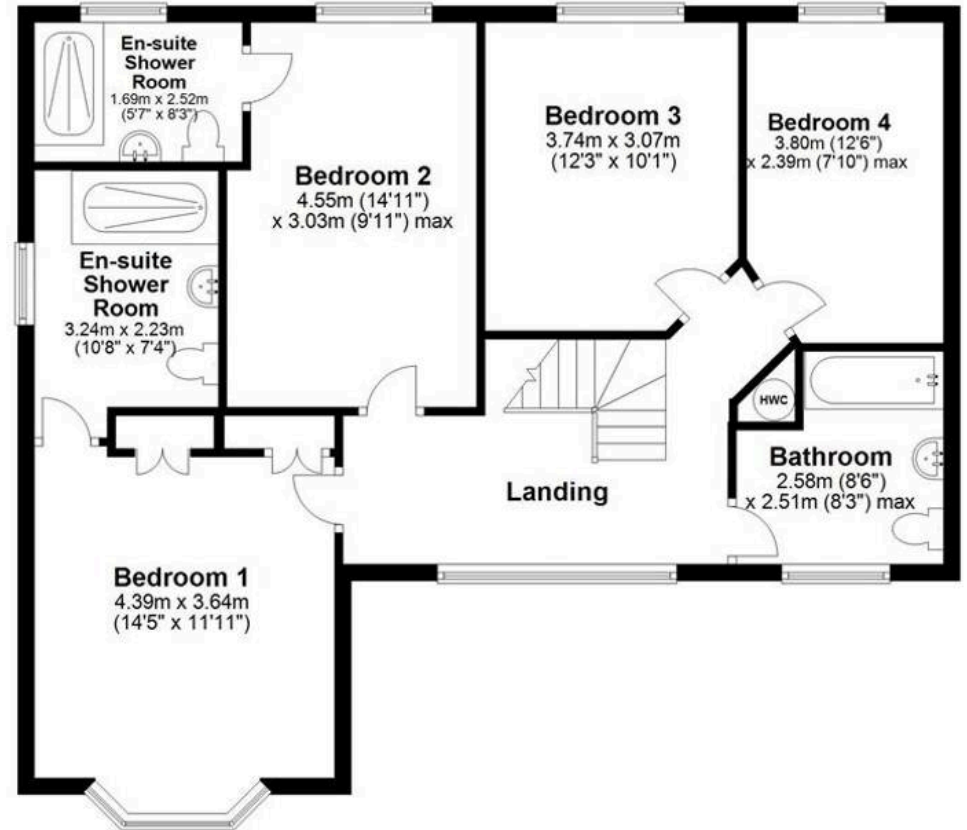
Ground Floor

Approx. 112.9 sq. metres (1214.7 sq. feet)



First Floor

Approx. 81.9 sq. metres (881.3 sq. feet)



Total area: approx. 194.7 sq. metres (2096.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.





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