





# 3 MAES Y BRYN, COLWINSTON, VALE OF GLAMORGAN, CF71 7NP

**A HANDSOME, CONTEMPORARY FAMILY HOME WITH FOUR BEDROOMS,  
AND STUNNING KITCHEN-LIVING-DINING ROOM OPENING ONTO A SOUTH FACING GARDEN**

- Cardiff City Centre 16.8 miles
- Cowbridge 4.1 miles
- M4 (J35) 5.7 miles
- Bridgend Station 4.4 miles

## **Accommodation and amenities:**

**Porch • Hallway • Cloakroom • Lounge • Kitchen-Living-Dining Room**

**Master Bedroom with En Suite Shower Room •  
Three Further Bedrooms • Bathroom**

**Ample Parking • Garage / Store**

**Southerly Facign Rear Garden**

**EPC Rating: D65**



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## SITUATION

The Village of Colwinston is positioned within gently rolling countryside and contains a number of period houses, St. David's Church in Wales Primary School, Church, public house, village hall and cricket and sports ground. The village is also within the catchment area for Cowbridge Comprehensive School. Although enjoying the benefits of a rural community, the Village is accessible to the nearby towns of Cowbridge and Bridgend. The City of Cardiff is also within reach via the A48 road and the M4 Motorway (Junction 35) at Pencoed provides access to other major commercial centres in the region.

## ABOUT THE PROPERTY

A deep entrance porch opens into the ground floor hallway, from which stairs run to the first floor bedrooms; a door opens into a lounge positioned to look over the front garden; and also into a superb kitchen-living-dining room running the width of the rear of the property. This especially impressive room is an open, multi purpose space with contemporary fitted kitchen units with fully integrated NEFF appliances and an adjacent living-dining area with ample space for a dining table and seating. It has, as a focal feature to the seating area, a wood burning stove. Accessed from the kitchen is a utility room with further storage and space plumbing for a washing machine. A door opens to a side path, from which there is access o the front and rear of the property.

To the first floor, a central landing area has doors leading to all four bedrooms and to the family bathroom. One further door opens into an airing cupboard. The master bedroom has its own en suite with shower, basin and WC. The family bathroom includes a slipper bath and separate shower cubicle.

## GARDENS AND GROUNDS

From the lane skirting the western side of the village, a drop down kerb crosses over a deep pavement and grass verge onto a very broad, block paved parking area fronting the property and running almost the width of the plot and allowing plenty of parking. The paving runs to a deep entrance porch and the principle entrance doorway; and also to the garage / store which, in turn, is accessed via side hinged timber doors. A path to one side of the property leads to the rear garden.

The rear garden is enclosed by fencing and enjoys a southerly aspect. A broad flagstone-paved terraced is accessed via bi-fold doors from the kitchen-living room. This, in turn, opens onto a larger area of lawn that catches the sun throughout the day.

## TENURE AND SERVICES

Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating.

## DIRECTIONS

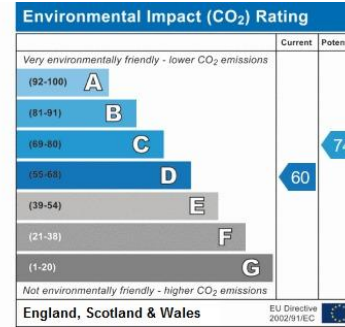
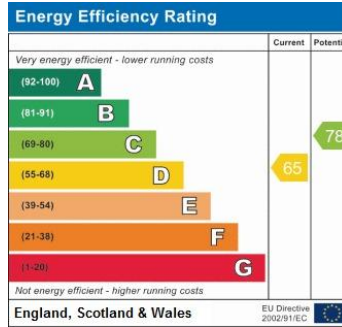
From our Cowbridge office join the A48 and head West towards Bridgend. Pass the Pentre Meyrick cross roads and after approximately one mile take the second left hand turning signposted for Colwinston. Take the first right turning signposted towards the school. 3 Maes y Bryn will be located on your left, almost opposite the Village Hall (to your right).

## PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

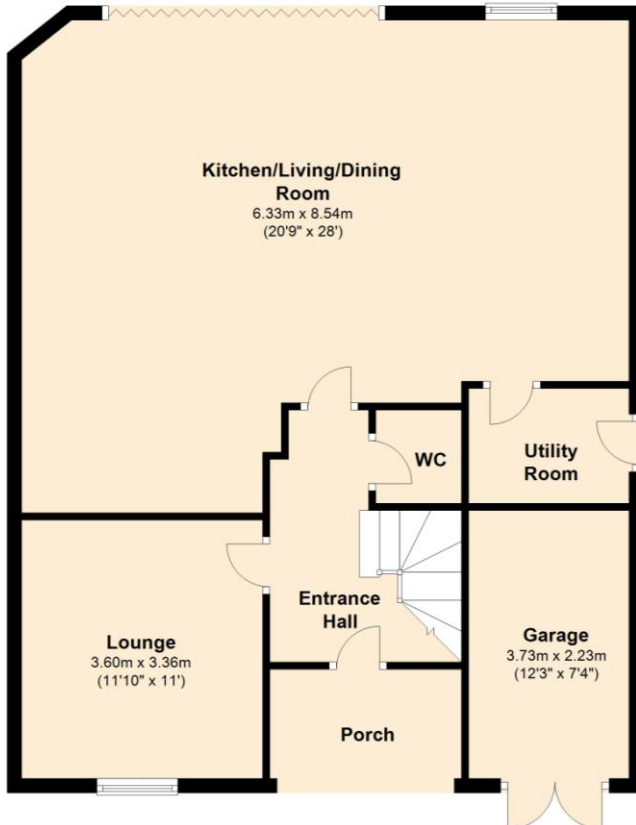


Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.



### Ground Floor

Approx. 90.1 sq. metres (970.1 sq. feet)



### First Floor

Approx. 53.1 sq. metres (571.8 sq. feet)

