



YEW TREE
GARDENS

YEW TREE GARDENS, COLWINSTON, VALE OF GLAMORGAN, CF71 7ND

A VERY ELEGANTLY MODERNISED FAMILY HOME WITH VERSATILE ACCOMMODATION TO THE CENTRE OF COLWINSTON

- Cardiff City Centre 16.4 miles
- Cowbridge 3.7 miles
- M4 (J35) 5.9 miles

Accommodation & Amenities;

- Porch • Entrance Hallway • Lounge • Large Open-Plan Kitchen-Dining Room • Family Room • Ground Floor Cloakroom •

- Large Master Bedroom With En-Suite Shower Room • Four Further Bedrooms • Contemporary Family Bathroom •

Gardens & Grounds;

- Driveway Parking To The Front • Leading To The Garage • Enclosed Garden To The Rear • Including A Detached Studio With Versatile Uses • Paved Patio & lawned Areas •



Chartered Surveyors, Auctioneers and Estate Agents

55 High Street, Cowbridge, Vale Of Glamorgan,
CF71 7AE

Tel: 01446 773500

Email: sales@wattsandmorgan.co.uk

www.wattsandmorgan.co.uk

SITUATION

The Village of Colwinston, listed in The Sunday Times top 10 places to live in Wales, is positioned within the 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.

DESCRIPTION OF PROPERTY

A modern family home situated in the heart of Colwinston village set within a good, proportionate plot and with views, to the rear, over fields and farmland. The accommodation has been elegantly modernised in recent years and offers a flexible, adaptable home. The porch leads into an, impressive ground floor hallway with 'Karndean' flooring extending to the open plan kitchen-dining space. The kitchen-dining space is accessed via double doors from the hallway and is a glorious and light space, the 'Neptune' kitchen is fitted with a range of granite-topped units and Belfast sink, further free standing island unit with solid oak worktop. Integrated appliances are as follows; fridge freezer, dishwasher, washing machine and tumble dryer. A two-oven plus warming draw, 4 ring induction, and electric range cooker is also to be included. The kitchen has windows positioned to enjoy the views over the rear garden and farmland whilst the dining area has french doors which open directly onto a patio beyond which is the lawned garden. A family lounge offers a generous living space with windows looking to the front elevation and double doors leading to the rear garden. The lounge also includes an open chimney with 'Chesney Burlington' Limestone fireplace, 'Chesney Beaumont 8' wood burner and honed slate hearth. From the hallway, an additional door leads to a family sitting room positioned to look out over the front and also to a cloakroom.

To the first floor, doors open to all five bedrooms and to the family bathroom with one additional door opening to a shelved airing cupboard. The master bedroom, in particular, is an especially spacious room positioned to the front of the property with a comprehensive range of fitted wardrobes. It has its own contemporary shower room by 'Porcelenosa' with walk-in shower and tiles to floor and walls. The four further bedrooms, three of which are double bedrooms, three enjoy views over the rear garden and farmland and one further with views to the front of the property. The contemporary family bathroom again fitted by 'Porcelenosa' with floor and wall tiles, a contemporary free standing bath and walk-in shower cubicle.

Further accommodation to compliment the already spacious family home is a detached outbuilding fitted with lighting, heating and separate cloakroom with WC. The versatile space is currently used as a children's space but can easily be occupied as an office, workshop, annex or garden room.

GARDENS & GROUNDS

From the central road running through the village, an entrance way leads to Yew Tree Gardens which is set back from the road. The sweeping tarmac driveway leads to the entrance of the property, providing ample parking. To the front is a lawned garden, bordered by stone walling and a range of mature shrubs. To the rear of the property is an enclosed and private garden with sunny aspects which benefits from a broad paved patio seating area with a large lawn beyond providing scenic and wide spanning views over the surrounding farmland. The rear garden also benefits from a detached studio which has many versatile uses for accommodation to work space.

TENURE AND SERVICES

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

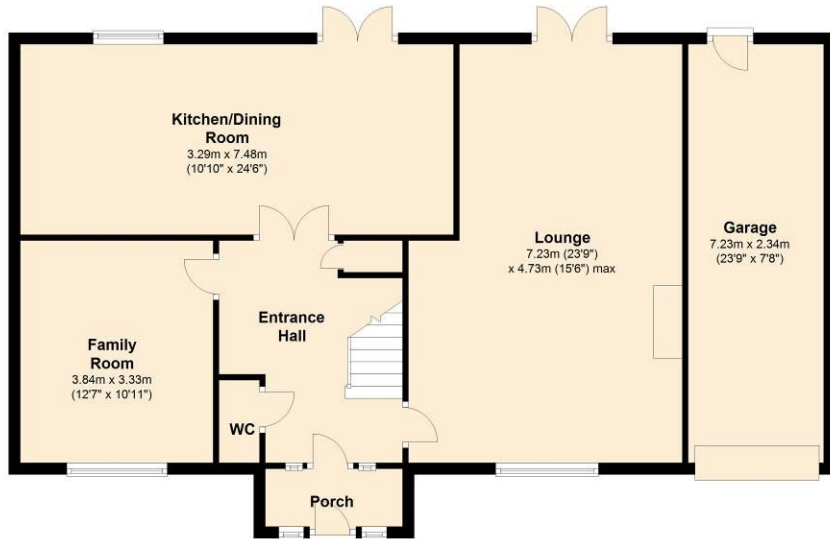
DIRECTIONS

From our Cowbridge Office, travel in a westerly direction along the A48, and after approximately 2 miles take the left hand turning signposted for Colwinston. Follow this road into the Village, passing the turning into Yew Tree Close, passing the turning towards Llandow to find Yew Tree Gardens to your right after about 50 metres.



Ground Floor

Approx. 102.9 sq. metres (1108.0 sq. feet)

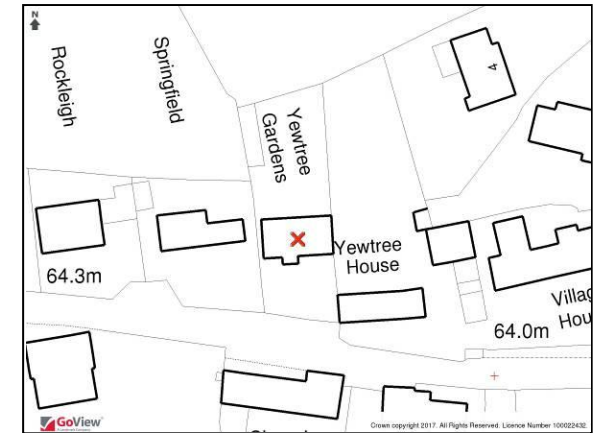


Total area: approx. 219.7 sq. metres (2365.3 sq. feet)

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

Outbuilding

Approx. 34.6 sq. metres (372.9 sq. feet)



Any 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. The plans do not form part of any contract.

First Floor

Approx. 82.2 sq. metres (884.3 sq. feet)

