



BRINSONS & BIRT

Windlesham House, Colwinston, CF71 7NL

£579,950

BRINSONS & BIRT

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF

T: 01446 771 777 E: cowbridge@brinsons.co.uk

Offering to market a deceptively spacious and adaptable family home, with great emphasis placed on viewing to fully appreciate the impressive layout and nature of accommodation, set within the heart of the village of Colwinston, within walking distance to the impressive primary school.

The accommodation comprises; entrance hall, lounge, dining room, kitchen/breakfast room, conservatory, study, sun room, WC. To the first floor; master bedroom with en-suite shower room, three further double bedrooms & family bathroom. To the outside is private driveway, detached garage/workshop and rear enclosed garden.

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. Colwinston in itself was featured in the Times Top 10 places to live in Wales, as well as 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.



Accommodation

Ground Floor

Entrance Hall

A UPVC door provides access to the property, the entrance hall benefits from three storage cupboards and provides access to principal reception rooms.

WC

Two piece suite comprising WC and sink.

Kitchen 17'4" x 11'7" (5.28m x 3.53m)

Comprehensively fitted with a range of wall and base units with laminate work surfaces and ½ resin sink and LPG range cooker.

Dining Room 21'10" x 14'7" (6.65m x 4.45m)

Spacious dining room with versatile uses currently used as a family room.

Conservatory 18'8" x 14'0" max. (5.69m x 4.27m max.)

Fitted with UPVC windows and two sets of UPVC doors leading out onto the rear enclosed garden.

Lounge 20'0" x 13'5" (6.10m x 4.09m)

This spacious lounge is fitted with a central feature dual fuel fireplace.

Utility Room 14'6" x 8'9" (4.42m x 2.67m)

Housing 'Worcester' oil fired boiler.

Sun Room 9'1" x 4'5" (2.77m x 1.35m)

UPVC windows and door to rear enclosed garden.

First Floor

Master Bedroom 14'7" x 10'8" (4.45m x 3.25m)

Generous double bedroom with storage cupboard and door leading to the en-suite shower room.

En-suite Shower Room

The three piece suite comprising WC, pedestal sink and walk-in shower. Storage leading to the eaves.

Bedroom Two 14'5" x 10'8" (4.39m x 3.25m)

A second double bedroom with window to the side of the property.

Bedroom Three 13'5" x 10'11" (4.09m x 3.33m)

A third double bedroom with window to the rear of the property.

Bedroom Four 8'7" x 10'5" (2.62m x 3.18m)

A fourth double bedroom with built-in wardrobe and window to the rear of the property.

Bathroom 9'11" x 9'1" (3.02m x 2.77m)

Fitted with a four piece suite comprising; WC, pedestal sink, walk-in shower and free standing bath.

Outside

Gardens and Grounds

The property is accessed onto a private driveway, the driveway leads to a detached garage with workshop adjacent. The property is accessed via paved pathway to the rear of the property. The rear enclosed garden is predominantly laid to lawn with a patio area for entertaining, with views over agricultural land. The rear garden also benefits from a range of mature shrubs and bushes.

Garage

A detached garage fitted with a manual up and over door, fitted with power and electric, with workshop attached.

Services

Mains electric, sewerage and water connect to the property. Oil 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, after approximately half a mile the property will be located on your left hand side.



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Total area: approx. 221.4 sq. metres (2382.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	48
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	