



Ridgeway,
Colwinston, Near Cowbridge, Vale of Glamorgan, CF71 7NE





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£625,000 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Enjoying quite superb open views in a southerly direction over fields and farmland, Ridgeway is a generous detached family home in this most sought after of villages. Large family lounge with wood burner, second sitting room, modern kitchen and wonderful garden room. Also ground floor shower room/WC. Four double bedrooms and a family bathroom. Parking and double garage. Good sized garden to rear enjoying the southerly aspect.

EPC rating: E51

Directions

From our Cowbridge Office, travel in a westerly direction along the A48, and after approximately 2 miles take the first left hand turning signposted for Colwinston. Follow this road into the Village, passing the turning towards Llysworney and continue in the direction of the Sycamore Tree public house. Ridgeway will be to your left after about 300 metres, set back from the road.

- Cowbridge 3.7 miles
 - Cardiff City Centre 16.2 miles
 - M4 (J35, Pencoed) 5.2 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Ridgeway is a detached family home enjoying most wonderful views in a southerly direction over open fields and farmland.
- * Ground floor entrance hallway with wood block flooring extending into lounge and into sitting room.
- * Lounge with wood burning stove; this lovely long room has doors opening into the garden room extension.
- * Second sitting room also looking to the front of the property.
- * Modern kitchen to the heart of the home with oven, hob and fully integrated fridge all to remain. Space/plumbing for dishwasher.
- * A more recent addition to the property is a wonderfully light garden room positioned to enjoy quite amazing views, looking out over a slate-paved patio and the rear garden onto open farmland
- * Ground floor cloakroom/shower room off hallway; and also a separate utility room with space/plumbing for washing machine and for additional storage.
- * To the first floor is a central landing area with doors leading to all four double bedrooms and to the family bathroom.
- * The two principle bedrooms are positioned to the rear of the property and both enjoy the fine open southerly aspect.
- * Contemporary family bathroom with bath and separate shower cubicle.

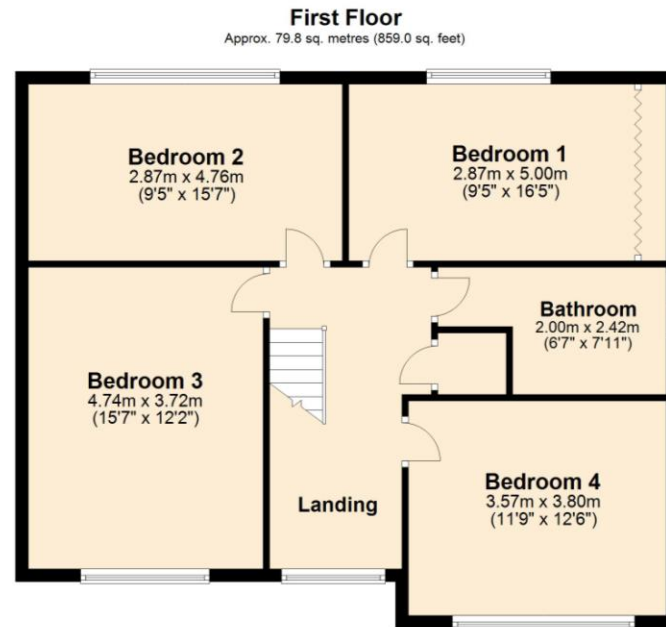
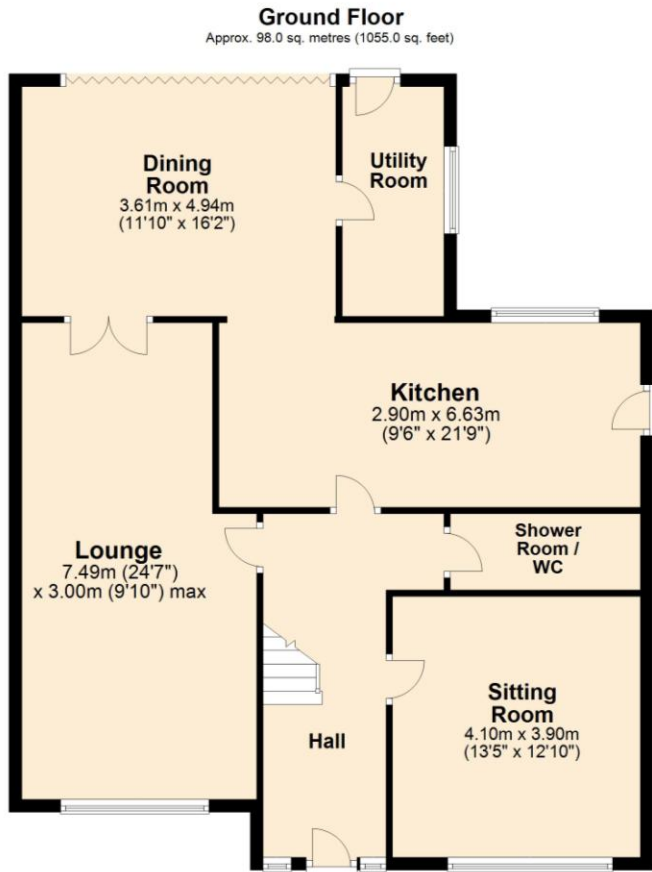
GARDENS AND GROUNDS

- * Access from the road through the centre of the village and leads onto a driveway. Driveway skirts passed a lawned front garden and leads, to the side of the property, to a parking area fronting the garage.
- * The double garage (approx. max. 4.9m x 4.9m) is accessed via a roller door (new, 2021) and has power connected; it is attached to the neighbours garage
- * To the rear of the property is the slate paved patio accessed directly from the garden room. This is positioned to make the most of the absolutely stunning views in a southerly direction over open fields and farmland towards the coast
- * Steps lead from the patio to a larger, mainly lawned garden which, in turn, looks out over onto the open fields beyond.

TENURE AND SERVICES

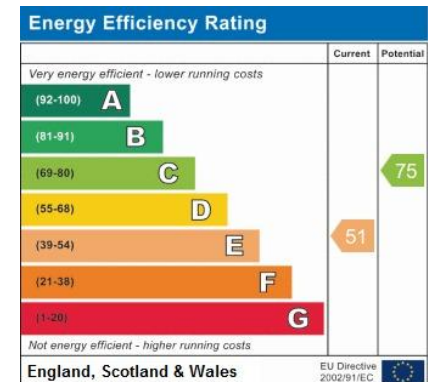
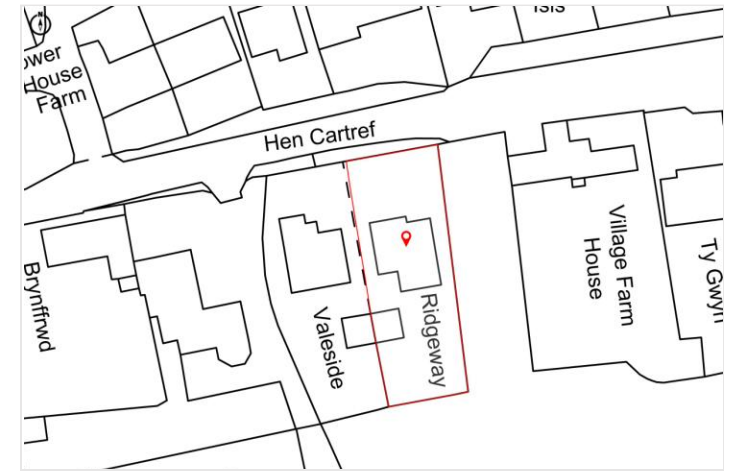
Freehold. Mains electric, water and sewerage connected to the property. Oil fired central heating.





Total area: approx. 177.8 sq. metres (1914.0 sq. feet)

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



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 any part of any contract.



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