



9 Twyn Yr Eglwys  
Colwinston, Cowbridge, Vale of Glamorgan, CF71 7NN





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Vale of Glamorgan, CF71 7NN

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£150,000 Leasehold

**2 Bedrooms : 1 Bathrooms : 1 Reception Rooms**

**\* No Onward Chain \*** To the western edge of this sought after and picturesque Vale of Glamorgan Village, a two bedroom ground floor apartment in a purpose-built block of four. Hallway, living room, kitchen / breakfast room. Bathroom. Own garden to rear accessed directly from the kitchen.

EPC rating: F33

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## Directions

From the Town of Cowbridge, follow the A48 in a westerly direction towards Bridgend. After passing through Pentre Meyrick Cross take the second left turning into Colwinston. Continue along this road bearing right at the first turning and passing Colwinston Primary School. Turn right at the next right turning and continue along this lane into Twyn yr Eglwys. Bear left after the first run of houses into 'Coed Masarnen' to find 9 Twyn yr Eglwys to your left - one of a block of four flats - a short distance down this lane.

- Cowbridge 4 miles
  - Cardiff City Centre 17 miles
  - M4 (J35, Pencoed) 5.1 miles
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**Your local office: Cowbridge**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* 9 Twyn yr Eglwys is a ground floor flat in a purpose-built block of four.
  - \* It is very conveniently located close to the centre of the village, within a short distance of the village Church, the Sycamore Tree public House and St David's Church in Wales Primary School.
  - \* From a communal hallway, a door opens into the central hallway, off which all rooms are located.
  - \* The principal living room looks over a garden area fronting the property; the main double bedroom looks to the same.
  - \* The kitchen includes a good run of storage units and a matching breakfast bar and looks out over the garden for the property.
  - \* A door from the kitchen opens directly to the garden solely for the use of 9 Twyn yr Eglwys
  - \* A corner cupboard in the kitchen houses an LPG gas combi boiler.
  - \* The second bedroom and the bathroom both look to the rear of the property.
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### GARDENS AND GROUNDS

- \* A path from Coed Marsamen runs to the front of the property through a lawned area to the entrance porchway.
  - \* To the rear of the property, 9 Twyn yr Eglwys has its own garden area, accessed directly from the kitchen.
  - \* This is mainly lawned and looks towards the church.
  - \* To the southern end of the block is a clothes drying area shared by all residents
  - \* A parking area for use by the residents is to the rear, accessed from St Michaels Close.
  - \* A footpath, to the northern side of the property, connects Coed Marsamen to St Michaels Close.
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### TENURE AND SERVICES

Leasehold. 125 years from 2005. Ground rent and Service charge to be confirmed. Mains electric, water and sewerage connect to the property. LPG-fired 'combi' central heating.

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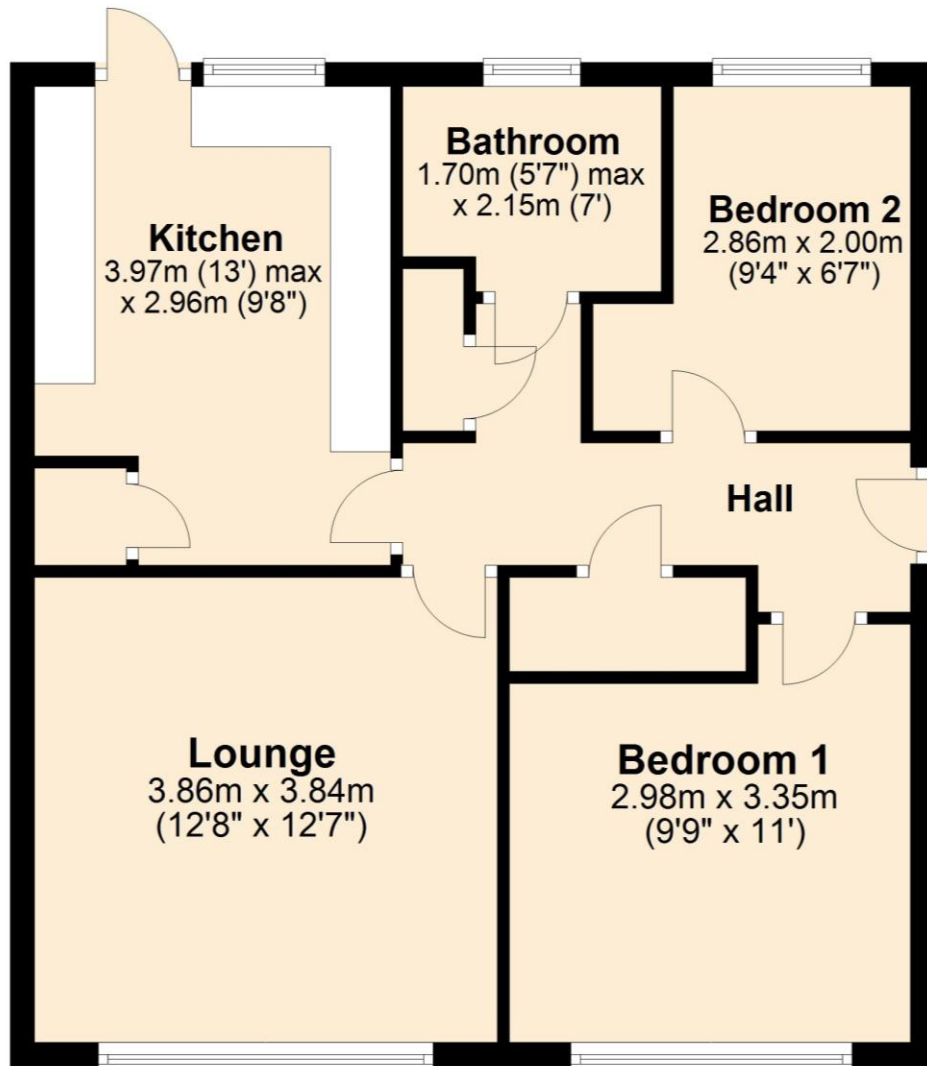
### PROCEEDS OF CRIME ACT 2002

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.



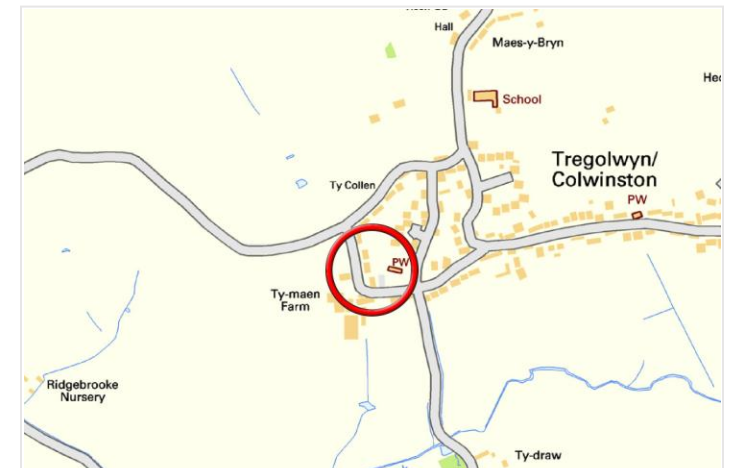
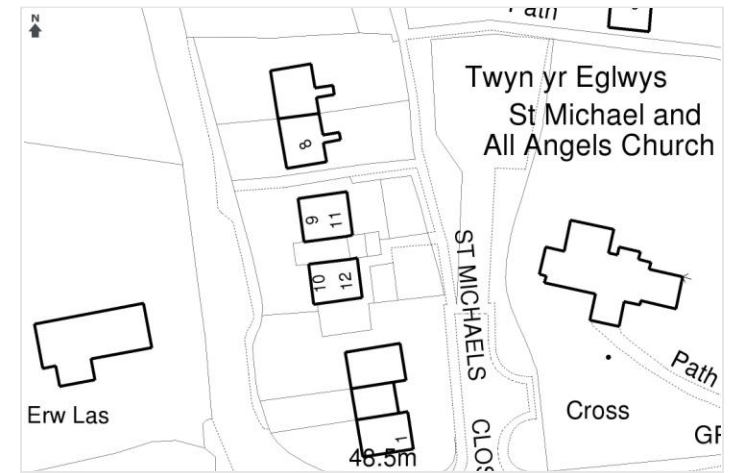
# Ground Floor

Approx. 57.5 sq. metres (619.2 sq. feet)



Total area: approx. 57.5 sq. metres (619.2 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		56
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	33	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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