



**Sunnybank Cottage, Colwinston,
Vale Of Glamorgan, CF71 7NJ**

WATTS & MORGAN 160
YEARS



Sunnybank Cottage, Colwinston, Vale Of Glamorgan, CF71 7NJ

£595,000 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

An exceptionally pretty, three bedroom detached cottage with fine, southerly views over own garden towards open fields and countryside. Located in the heart of the highly desirable Colwinston village. Accommodation comprises; entrance hallway, large living/dining room with open fire galley kitchen leading into conservatory and ground floor shower room. The first floor presents two double bedrooms, a third good sized single room and family bathroom. Externally enjoying exceptionally manicured sheltered mature gardens with patio, lawn and Summer House. Detached double garage with electric door to rear. Viewing highly recommended. EPC RATING; G.

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. Sunnybank Cottage will be located to your left after about 50 yards. There is pedestrian access to the northern side of the property; and access to the large garage to the southern side of the property.

- Cardiff Town Centre 3.7 miles
- Cardiff City Centre 16.1 miles
- M4 (J35) 5.9 miles

Your local office: Cowbridge

T 01446 773500

E cwbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

- * Sunnybank Cottage is accessed from the sheltered northern side of the property.
- * An entrance hallway, features an original bread oven and open to the pitch of the roof with staircase to the first floor bedrooms.
- * Doors lead off to a ground floor shower room and WC; and into the central living room, to the heart of the house.
- * The broad, central living/dining room is a very generous reception space with ample room for seating and a large family sized dining table. Offering two exposed stone walls; one with recessed open fire within and flanked to both sides by shelved alcoves. A centrally positioned stable door and windows either side look over the patio and garden in a southerly direction.
- * A doorway opens into the neat galley kitchen, fitted with a good range of storage units and granite-topped work surfaces. Appliances, where fitted to remain, include a 'Miele' oven and warming drawer; induction hob; integral larder fridge, freezer, 'Bosch' dishwasher and 'Hotpoint' washer/dryer.
- * The Kitchen wraps around into a wonderfully positioned conservatory located to look out over and open onto the south facing garden. There are beautiful far reaching views from here over the garden towards open fields, countryside and, to the far distance, the Bristol Channel.
- * To the first floor lies three bedrooms and a 3-piece family bathroom with a 'Villeroy and Boch' suite.
- * The two largest bedrooms are both good double rooms and have fitted wardrobes/storage. The third bedroom is a good sized single room with airing cupboard housing the boiler and hot water tank. All three bedrooms enjoy the superb southerly views.

GARDENS AND GROUNDS

- * Occupying a sheltered spot to the southern side of the property, Sunnybank Cottage has a surprisingly large garden.
- * A patio seating area is accessed from both the conservatory and the main living room from which a flagstone path leads down, via two steps, to a much larger portion of lawn, screened with mature shrubs and tall tree hedging.
- * The garden extends to a further, more sheltered section 'Italianate' garden with octagonal Summer House with power connected. Steps lead down into the double garage (approx. max measurements 6.2m x 5.1m) which provides an electric up and over door - accessed from the head of the Colwinston to Llysworney road.

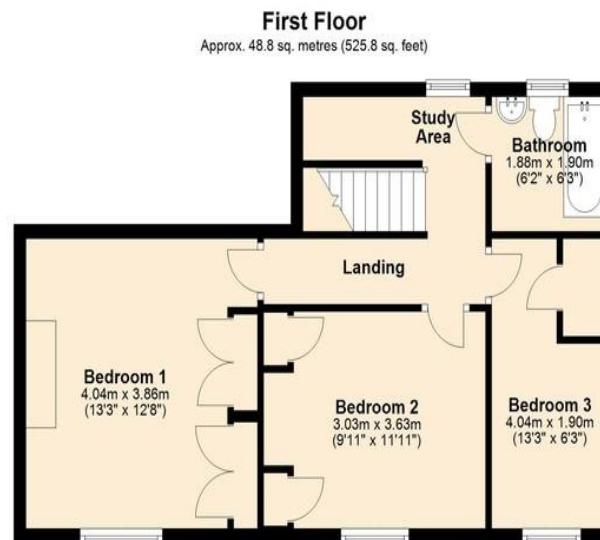
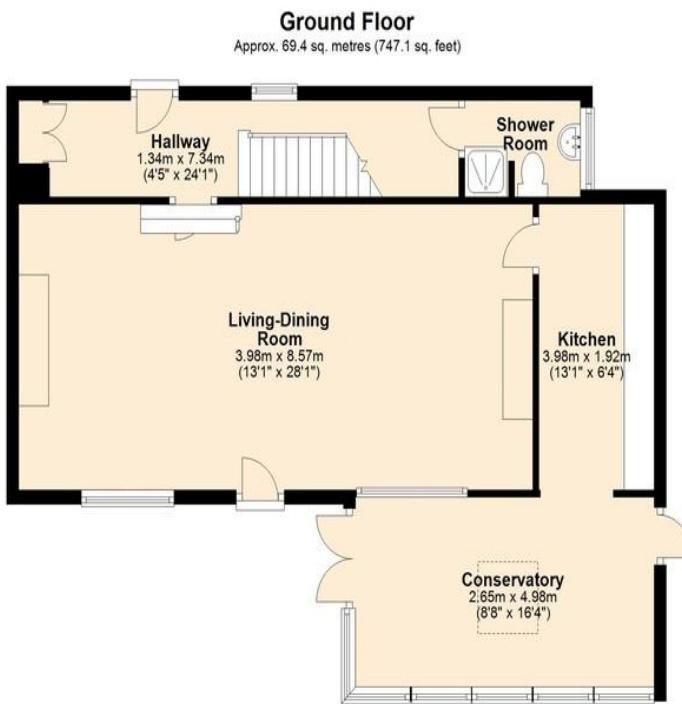
ADDITIONAL INFORMATION

Freehold. Mains electricity, water and sewerage connect to the property. Oil-fired central heating. Council tax band G.

PROCEEDS OF CRIME ACT 2002

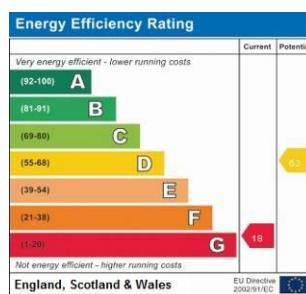
Watts & Morgan LLP are obliged to report any known or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



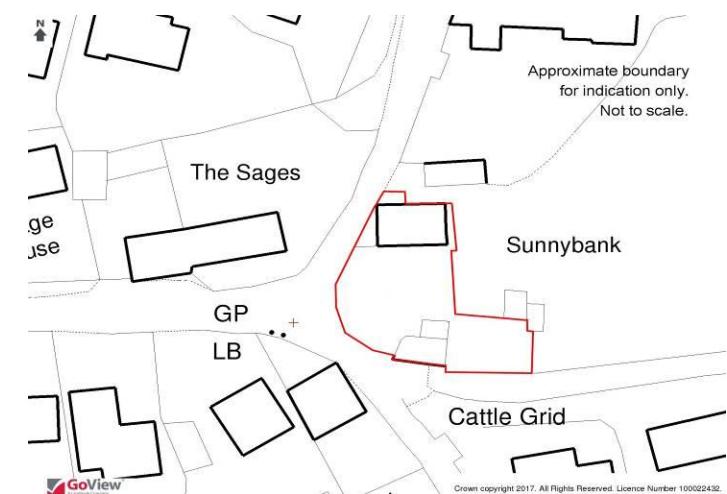


Total area: approx. 118.3 sq. metres (1272.9 sq. feet)

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.



**Bridgend**

T01656 644 288

E bridgend@wattsandmorgan.wales



@WattsandMorgan



[wattsandmorgan](https://www.wattsandmorgan.com)

Cowbridge

T01446 773 500

E cowbridge@wattsandmorgan.wales



[wattsandmorgan.wales](https://www.wattsandmorgan.wales)

Penarth

T029 2071 2266

E penarth@wattsandmorgan.wales

London

T020 7467 5330

E london@wattsandmorgan.wales

