





# KINFAUNS, COWBRIDGE ROAD, ST NICHOLAS, VALE OF GLAMORGAN, CF5 6SH

A FOUR BEDROOM, DETACHED FAMILY HOME LOCATED MIDWAY BETWEEN COWBRIDGE & CARDIFF.

- Cardiff City Centre 6.2 miles
- Cowbridge 6.5 miles
- M4 (J33) 5 miles

Accommodation and amenities:

Hallway • Cloakroom • Living Room • Study •  
Kitchen-dining Room • Utility Room

Master Bedroom & En Suite Shower Room • Three  
Further Bedrooms • Bathroom

Double Garage • Ample Driveway Parking

Enclosed Garden to Rear

EPC Rating: D55



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## SITUATION

The village of St Nicholas is situated midway between the city of Cardiff and the historic market town of Cowbridge, and lies on the A48 road which serves The Vale of Glamorgan. It has long been regarded as one of the Vale of Glamorgan's most sought after residential areas, amidst gently rolling countryside, yet with convenient access to Cardiff and transport networks. At the nearby Culverhouse Cross there is an out-of-town shopping centre which includes Marks and Spencer, Tesco and other National retail outlets whilst Cowbridge is around 6 miles away and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store.

## ABOUT THE PROPERTY

Kinfauns is a detached family home offering contemporary living in a location convenient for Cardiff, the M4 motorway and Cowbridge. To the centre of the property is a hallway with doors leading to the principal rooms. A dual aspect lounge has a bow window looking to the front elevation and double doors leading to the rear garden. The contemporary, fitted kitchen includes a good range of contemporary units and matching wall cupboards over. The dining area has double doors leading to the slate patio with a garden beyond. There is, in addition, a utility room accessed from the kitchen. From the hallway a further door leads into a multi-purpose study currently used as a home office, beyond which is the integral double garage.

To the first floor are four generous bedrooms. The master bedroom looks to the rear of the property and enjoys views over the back garden and has a contemporary en-suite shower room. There are, in addition, three further bedrooms and a contemporary family bathroom.

## GARDENS AND GROUNDS

The property is accessed from Cowbridge Road over a section of driveway shared with a neighbouring property only. From this is an area of lawn with an adjacent parking space, beyond which is the access to the integral double garage. To the rear of the property is an enclosed garden including a slate-paved patio seating area accessed from both kitchen diner and from lounge, beyond which is an area of lawn running to the rear boundary fence. The land to the rear of rear boundary is being developed by Redrow Homes.

## TENURE AND SERVICES

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

## DIRECTIONS

From our office in Cowbridge Town Centre, travel in an easterly direction along the A48 towards Cardiff. Travel through the village of Bonvilston and into St Nicholas, to find Kinfauns to the eastern (Cardiff) end of the village on the left side of the road. Its driveway entry is just beyond the access to the new 'Redrow' development.

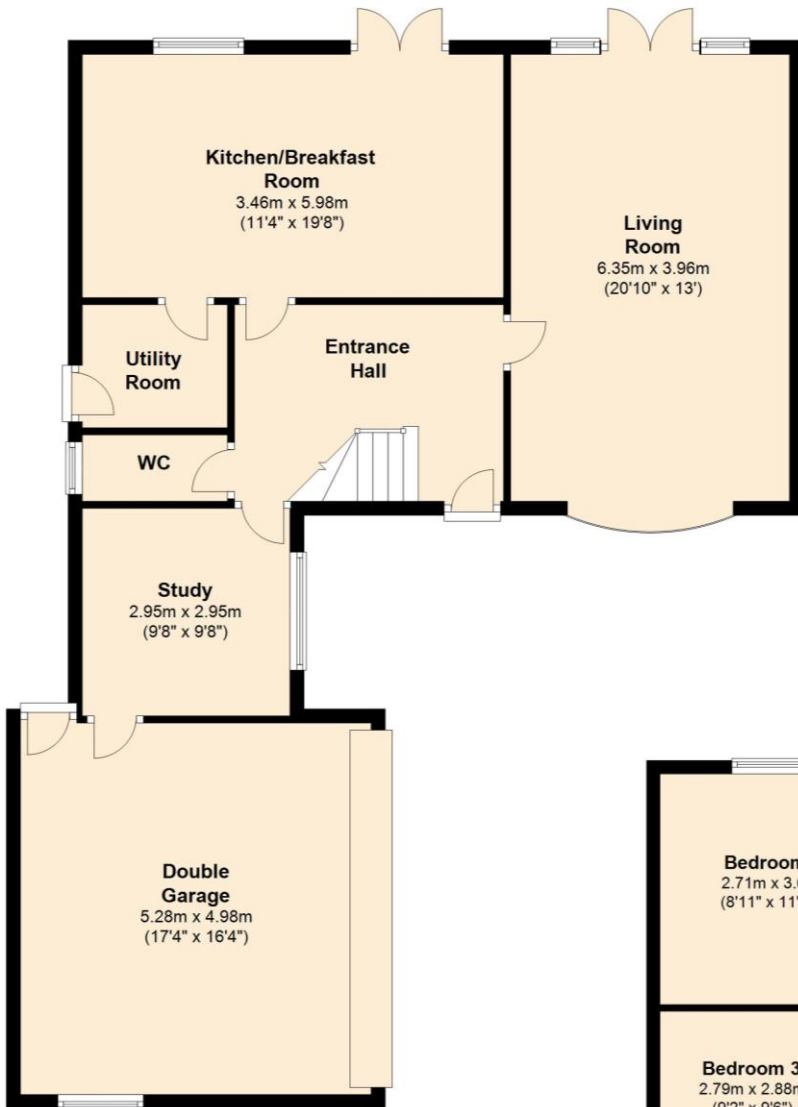
## PROCEEDS OF CRIME ACT 2002

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



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 part of any contract.

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	68
England, Scotland & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		46	58
England, Scotland & Wales			

## First Floor

