



Cowbridge Road St. Nicholas Cardiff CF5 6SH

£555,000 Freehold

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Cowbridge Road St. Nicholas Cardiff South Glamorgan CF5 6SH

You cannot fail to be impressed by the stunning views surrounding St Nicholas Fields. Situated only 20 minutes to the west of Cardiff and within easy reach of the city centre and M4 motorway, St Nicholas Fields is perfectly placed to offer the best of both worlds when it comes to work and pleasure.

Achieving that elusive balance between village charm and city life, surrounded by glorious Vale of Glamorgan countryside, you really couldn't ask for a better location. Set in a peaceful neighbourhood, St Nicholas is a small picturesque village.

A quiet and beautiful setting, with an historical churchyard and charming village green at its centre, surrounded by the best of the Welsh countryside, it is the perfect place to escape and embrace outdoor living. When the desire calls, civilisation is not far afield, with all of Cardiff's amenities and conveniences easily accessible in a short 20 minute drive.

Although surrounded by beautiful countryside, there is plenty to enjoy nearby; from shopping, restaurants, beautiful beaches to pubs and bars - you really do have the best of both worlds living at St Nicholas Fields. The area is surrounded by many beautiful beaches including Southerndown, Ogmere-by-Sea and St Donats Bay, the perfect way to spend a Sunday afternoon. Spend Saturdays exploring the quaint town of Cowbridge with its range of shops, cafes and restaurants located just 10 minutes away.

Lounge

18' 8" x 13' 3" (5.69m x 4.04m)

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7' 3" x 3' 5" (2.21m x 1.04m)

Kitchen / Diner / Family

24' 8" x 10' 1" (7.52m x 3.07m)

Utility

9' 4" x 6' (2.84m x 1.83m)

Garage

20' x 10' (6.10m x 3.05m)

First Floor

Master Bedroom

15' x 13' 3" (4.57m x 4.04m)

Dressing Room

6' 7" x 5' 6" (2.01m x 1.68m)

En-Suite

6' 9" x 6' 7" (2.06m x 2.01m)

Bedroom Two

14' 8" x 14' 9" (4.47m x 4.50m)

Bedroom Three

14' 1" x 10' 2" (4.29m x 3.10m)

Bedroom Four

15' 4" x 9' 8" (4.67m x 2.95m)

Family Bathroom

12' 9" x 6' (3.89m x 1.83m)

Specification

KITCHEN

Contemporary designed kitchen, with island, 20mm Silestone worktop surfaces with matching upstands, stainless steel undermounted sink, fully integrated AEG appliances including single oven, combination microwave, column fridge and freezer, dishwasher and ceiling integrated stainless steel extractor hood.

Porcelanosa ceramic flooring to kitchen and wet room areas from the Waterstone Homes' range, identified in the brochure by the hatched area.



BATHROOMS, EN-SUITES

Porcelanosa contemporary designed bathrooms, which include designed tiled feature area from the Waterstone Homes' range and polished chrome feature towel rail to main bathroom and master en-suite.

Porcelanosa flooring to kitchen and wet room areas from the Waterstone Homes' range, identified in the brochure by the hatched area

INTERNAL FINISHES

Stairs with oak handrail and newels and white painted spindles.

Suffolk oak finished internal doors.

Fitted wardrobes to master bedroom suite from the Waterstone Homes' range (identified in the shaded area). All other wardrobes can be selected by requesting costs through your Sales Negotiator.

Dressing rooms with hanging rail and shelving (where applicable).

Polished chrome ironmongery with chrome light switches and sockets throughout.

Real wood burning stove to selected house types (please refer to your Sales Negotiator for design).

HEATING, ELECTRICAL & LIGHTING

Spotlights to all bathrooms, kitchen, utility and dressing rooms.

For lighting layout, please see your Sales Negotiator.

Thermally efficient gas central heating with thermostatically controlled radiators.

EXTERNALLY

Combination of Bradstone colour 'silver grey', Parex colour 'brilliant white' and feature Ibstock brick colour 'cheddar red'. Marley Eternit Thrutone slates, colour 'blue/black'.

UPVc windows, colour 'slate grey' external and 'white' internal, covered by a 10 year guarantee.

Woodgrain black UPVc foil wrapped fascias, barge board





- FLOOR PLANS -

- GROUND FLOOR -



- FIRST FLOOR -



52 High Street, COWBRIDGE, South Glamorgan, CF71 7AH

EPC Rating: Awaited

Property Ref:SDV300603 - 0003



Note: While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

