



Pwll Farm, St Nicolas, Cardiff, CF5 6SG

**£725,000** Freehold

**pa** black





**Pwll Farm  
St Nicolas  
Cardiff  
South Glamorgan  
CF5 6SG**

A most desirable and distinctive detached farm house. There is an attractive driveway with ample parking, a second driveway for additional parking and entrance.

The farmhouse style kitchen comes complete with an array of fitted units and work surfaces. Open plan living which has a large dining area and sitting area. Completing the ground floor accommodation there is a further living room, sitting room and a dining room.

Upstairs there are three bedrooms two of which are en-suite bathrooms, and a family bathroom. This property has the advantage of about an acre of grounds with stabling.

**Kitchen / Dining Room**

33' 2" max x 12' 4" ( 10.11m max x 3.76m )

There are a wide range of base units with contrasting granite work surfaces, incorporating a sink unit with mixer tap. Rangemaster cooker with six gas ring hob and a cooker hood above. Tiled flooring. There is a side door opening onto a little courtyard allowing entrance to the front of the property.

**Bedroom One**

28' 9" max x 21' 1" max ( 8.76m max x 6.43m max )

A spacious double bedroom with windows to front and rear aspect allowing ample lighting, door to en-suite bathroom and further door to the walk-in wardrobe..

**En-Suite**

A four piece suite including a shower cubicle, Jacuzzi bath with surround wooden panelling, low level w.c, dual wash hand basin set into a full length underset and wall mounted vanity units. Vinyl flooring and an obscure window to the rear aspect.

**Entrance Porch**

A charming entrance porch with windows and front door, tiled flooring and doorway to the inner porch.

**Inner Porch**

carpeted flooring and door to the living room.

**Living Room**

40' x 20' 8" max ( 12.19m x 6.30m max )

Large living room with carpeted flooring, feature open stone surround fireplace and chimney breast with inset stepped grate and inset log store. Two PVC windows to front aspect, stairs leading to the first floor accommodation and double doors opening into the kitchen.







### Walk-In Wardrobe

A spacious wardrobe with PVC window to the front aspect.

### Inner Hall

Hallway with access to the sitting room, dining room, utility room and stairs leading to the first floor accommodation.

### Sitting Room

12' 8" x 8' 8" ( 3.86m x 2.64m )

Sitting room with tiled flooring, open stone fireplace with inset cast iron Provenence coal-effect gas burner. PVC window to side aspect, and wooden stable door opening to the garden.

### Dining Room

26' 9" max x 13' 7" max ( 8.15m max x 4.14m max )

Large dining room with carpeted flooring, two feature stone fireplace. Three PVC windows to front aspect allowing ample lighting.

### Hallway

Access to the utility room and door to the side entrance.

### Utility Room

14' 10" x 5' 9" ( 4.52m x 1.75m )

Laundry/utility room with an additional sink, plumbing for the washing machine, tiled flooring and side facing window.

### Bedroom Two

21' 10" max x 14' 10" max ( 6.65m max x 4.52m max )

A large double bedroom with a window to front and rear aspect. Built in cupboard, door to en-suite.

### En-Suite

A three piece suite including a panelled bath, low level w.c, pedestal wash hand basin. Vinyl flooring and an obscure window to the rear aspect.

### Bedroom Three

11' 9" x 10' 5" ( 3.58m x 3.17m )

A generous double bedroom with PVC window to front aspect.

### Shower Room

A shower cubicle with glazed door, low level w.c, wash hand basin. Obscure window to the rear aspect.

### Outside

**Front Garden:** Enter into a large wide driveway and a garden laid to lawn and mature shrubs.

**Rear Garden:** Enclosed private garden, ample space for entertaining. Further parking space and access to the road. There is a further 1.3 acres to the rear of the garden, with two stables blocks. The remaining acreage is mainly laid to lawn, flat and of good pasture with hedged boundaries. There is vehicular access to this parcel via five bar gate from the front of the property.



### St. Nicolas

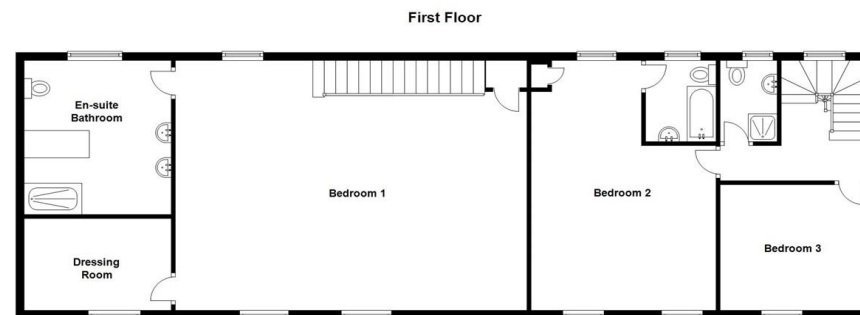
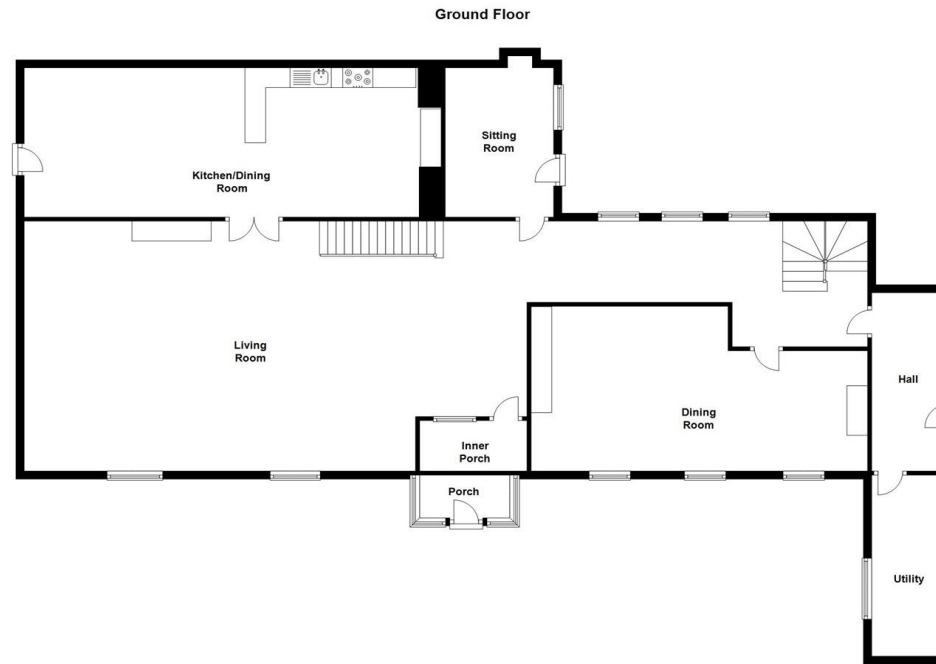
The property is situated in the sought after village of St Nicholas on the rural fringes of Cardiff and the Vale of Glamorgan. Within easy reach of the capital city, the Culverhouse Cross Retail Park is less than two miles away. The local landmark is the Grade 1 listed Duffryn Gardens, a collection of botanical gardens, which has been selected by the British Tourism Association as one of the best 100 gardens in the UK. Duffryn House, built in 1893 has recently re-opened following extensive refurbishment.

St. Nicholas is on an excellent communications network. The A48 provides fast access east and west with the M4 at junction 33 approximately 5 miles away. Cardiff is on the BR mainline with regular services to London Paddington in less than 2 hours, whilst Cardiff International Airport is approximately 7 miles away. The historic market town of Cowbridge, with its fashionable shops and restaurants is some 8 miles away whilst Cardiff itself offers diverse retail, leisure and recreational facilities nearby with a choice of leisure centres, golf courses and rural pursuits. The Glamorgan Heritage Coast with its dramatic cliffs, amazing rock formations and secluded coves is within a short drive.

There is a regular bus service to Cardiff, as well Cowbridge, Bridgend and Porthcawl.







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

EPC Rating: E

Property Ref:SDV300478 - 0004



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