



The Nook

Sigingstone, CF71 7LP

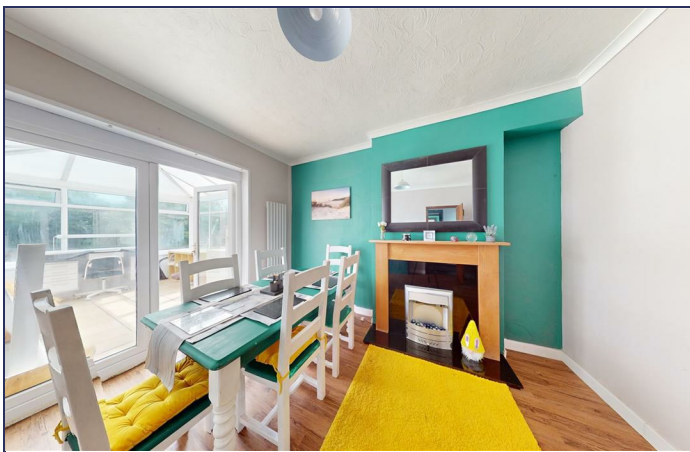
Offers Over £500,000

HARRIS & BIRT



An individual detached property conveniently located on the outskirts of Sigingstone between Cowbridge and Llantwit Major. The accommodation briefly comprises: entrance hall, living room, dining room (which has previously been used as a fourth bedroom), conservatory, kitchen/breakfast room, utility room and WC & shower room to the ground floor. Upstairs offers three double bedrooms and a family bathroom with views overlooking open countryside. Outside enjoys the benefit of off road driveway parking for multiple vehicles, a detached garage and a spacious, south facing private garden.

Sigingstone is a popular small village just a few minutes drive from both the Market Town of Cowbridge and Llantwit Major. The village is an attractive mixture of properties with the Victoria Inn in the centre of the village. Facilities in Cowbridge include a wide range of shops both national and local, schooling of excellent reputation for all ages, library, health centre, sporting and recreational facilities including cricket club, tennis club, squash club, bowls club etc. Sigingstone is situated very much in the heart of the rural Vale of Glamorgan with the heritage coastline just a few miles to the south. Easy rail access, with just a ten minute drive to the nearest train station in the town of Llantwit Major. Easy access to the major road network brings centres including the capital city of Cardiff, Newport, Swansea and Bridgend etc are all within comfortable commuting distance.



Accommodation

Ground Floor

Entrance 5'8 x 20'9 (1.73m x 6.32m)

The property is entered via uPVC front door with decorative obscure glazing panels into central hall. Wood effect laminate flooring. Radiator. Pendant ceiling light. Stairs leading up to first floor landing. Doors to all ground floor rooms.

Living Room 11'6 x 23'10 (3.51m x 7.26m)

Spacious dual aspect living room with windows to front, side and rear. Feature fireplace containing inset electric coal effect fire with decorative surround set on stone hearth. Radiators. Wood effect laminate flooring. Pendant ceiling lights.

Dining Room 11'7 x 12'3 (3.53m x 3.73m)

Feature fireplace containing inset electric fire with wooden mantel and surround set on granite hearth. Wood effect laminate flooring. Vertical radiator. Pendant ceiling light. Doors open through into conservatory.

Conservatory 9'3 x 12'8 (2.82m x 3.86m)

Dwarf wall and glazing to all sides with polycarbonate roof. Doors opening onto rear garden. Tiled flooring.

Kitchen/ Diner 10'8 x 18'8 (3.25m x 5.69m)

Fitted shaker style kitchen in grey with features to include: range of wall and base units with granite effect laminate worktops over and tiled splash backs. Electric five ring hob with tiled splash back and extractor hood above. Undercounter electric oven and grill. Undercounter cupboard housing Worcester combination boiler. Slate effect tiled flooring. Radiator. Pendant ceiling light. Dual aspect windows to rear and side. Opening into utility.

Utility Room 10'10 x 6'5 (3.30m x 1.96m)

UPVC part glazed door to driveway. Plumbed for washing machine. Space for tumble dryer. Continuation of flooring from kitchen. Two windows overlooking rear driveway. Radiator. Pendant ceiling light. Door to WC/ shower room.

WC/ Shower Room

Decorative obscure glazed window to rear. Vanity unit containing low level, hidden cistern WC. Inset wash hand basin with mixer tap and storage below. Shower cubicle with electric Triton shower. PVC panelled walls. Wood effect vinyl flooring. Vertical towel rail. Ceiling spotlights.

First Floor

Landing 6'1 x 7'11 (1.85m x 2.41m)

Stairs from ground floor to first floor landing. Carpet flooring. Loft access hatch. Recessed storage cupboard. Pendant ceiling light.

Master Bedroom 11'0 x 16'7 (3.35m x 5.05m)

Window overlooking front. Carpet flooring. Radiator. Pendant ceiling light.

Bedroom Two 15'4 x 10'9 (4.67m x 3.28m)

Large window overlooking rear. Carpet flooring. Radiator. Pendant ceiling light.

Bedroom Three 9'2 x 16'6 (2.79m x 5.03m)

Window overlooking front. Carpet flooring. Radiator. Pendant ceiling light.

Family Bathroom 6'1 x 8'3 (1.85m x 2.51m)

Modern fitted suite in white comprising panelled bath with mixer tap and separate shower head attachment. Vanity unit containing hidden cistern WC, inset wash hand basin with mixer tap and storage below. Large window to front offering far reaching countryside views. PVC panelled walls. Wood effect vinyl flooring. Vertical towel rail. Pendant ceiling light.

Outside

Pedestrian gate offers access from the lane into the spacious south facing garden, predominantly laid to lawn with fence and mature hedge boundaries. Pathway leading up the garden to the front porch. Hot tub with gazebo over, to remain. Water feature. Further area of lawn to the side with pedestrian gate to the drive at the rear which is laid to gravel and offers parking for multiple vehicles. Detached double garage with up and over door, light and power. Fenced and hedge boundaries and large wrought iron gates to the road.

Services

Mains electricity. Oil fired central heating via combination boiler. Septic tank. UPVC double glazing throughout.

Directions

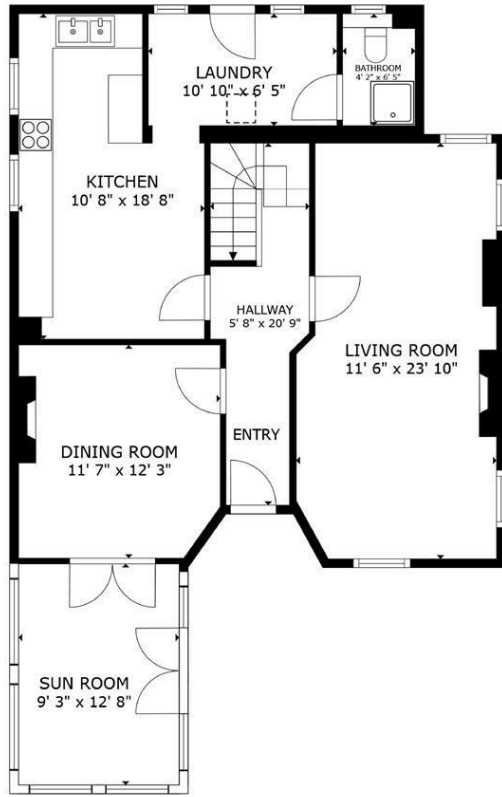
Turn right out of our offices at 65 High Street and proceed to the end of Westgate turning left onto the Llantwit Major Road. Turn left at the T junction where the new road joins and proceed to the crossroads at Nash Manor turning left towards Llantwit Major. Travel along this road passing Llandow Business Park. The property is located on your right hand side with a Harris & Birt board outside.

Viewing Arrangements

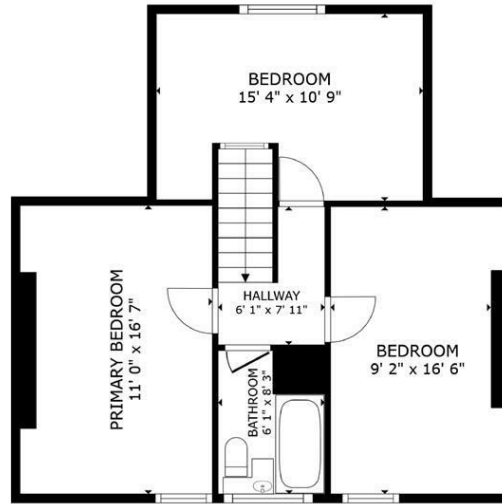
By appointment only. Please park on the lane on your right hand side just after the property and a member of our team will meet you outside the garden gate.







FLOOR 1



FLOOR 2

HARRIS & BIRT
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR 1 923 sq.ft. FLOOR 2 628 sq.ft.
 TOTAL : 1,551 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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