



Hafod Cowbridge Road

St Nicholas, CF5 6SH

Price Guide £600,000

HARRIS & BIRT



An excellent opportunity to purchase this three bedroom, detached, property in a prominent and elevated position in the ever popular village of St Nicholas. Huge potential to create an extended and wonderful family home. The property benefits from five reception rooms to the ground floor two bathrooms and three excellent sized bedrooms. Accommodation comprising entrance porch, entrance hall, living room, dining room, kitchen, shower room, family room, office and sun room to the ground floor. Stairs leading up to three good sized double bedrooms and a second bathroom to the first floor. The property sits in an oversized plot of circa 0.21 acres with wonderfully mature gardens as well as a detached garage with plenty of potential. The property is offered with no onward chain.

St Nicholas is a popular small village with good local facilities including village junior school from where the children go to Cowbridge comprehensive school, parish church, Cottrell Park Golf Club with its two 18 hole courses, National Trust property at Dyffryn Gardens. In the adjoining village of Bonvilston is a good local shop, village hall known as "The Bonvilston Reading Rooms", and the Red Lion. A few minutes drive to the east is the major out of town shopping centre at Culverhouse Cross with Marks and Spencer, Tesco etc and then easy access into the capital city with its highly regarded city centre, vibrant Cardiff Bay and major transport links via M4, mainline British railway and Cardiff Wales Airport.

- Bay Fronted Detached Property
- Five Reception Rooms
- 0.21 Acre Plot Size
- Excellent Location for School Catchment & Access to Cardiff/M4 Corridor
- Substantially Extended to Ground Floor
- Three Large Bedrooms
- Off Road Parking & Garage
- EPC: TBC

Accommodation

Ground Floor

Entrance Porch

Entered via half opaque glazed double doors to good sized entrance porch. UPVC opaque glazed window to side. Tiled flooring. Wooden lead lined glazed doorway. Lead lined glazed doorway opens through into entrance hall.

Entrance Hallway 7'5 x 17'1 (2.26m x 5.21m)

Excellent sized entrance hall with straight carpeted staircase leading up to first floor landing. Plenty of space for shoes and cloaks. Papered walls. Coved and papered ceiling. Fitted carpet. Fitted radiator. Communicating doors to all ground floor rooms.

Living Room 12'1 x 16'8 (3.68m x 5.08m)

Entered via wooden glazed pedestrian door to good sized principal reception room. UPVC double glazed window to front elevation. Attractive stained glass portal window to side elevation. Gas coal effect fire set into a marble hearth with marble surround. Papered walls. Coved and papered ceiling. Fitted carpet. Fitted radiator.

Dining Room 12'1 x 13'8 (3.68m x 4.17m)

Attractive UPVC bay window to front elevation. Papered walls. Coved and papered ceiling. Fitted carpet. Fitted curved radiator. Attractive secondary reception space to the front of the property.

Shower Room 7'4 x 5'5 (2.24m x 1.65m)

Three piece suite comprising over sized shower cubicle with integrated chrome shower and shower head attachment. Low level WC and pedestal wash hand basin. Fully tiled walls. Vinyl laid flooring. Fitted radiator. UPVC opaque glazed window to side elevation.

Kitchen 14'4 x 9'7 (4.37m x 2.92m)

Light oak shaker style fitted kitchen with a range of fitted wall and base units set under and over a mottle effect work surface. Breakfast bar set into the UPVC double glazed bay window to side elevation. Features to include 'Belling' cooker and four ring hob with over head chimney extractor. Integrated dishwasher behind matching decor panel. 1.5 stainless steel sink and drainer with chrome swan neck mixer tap. Up and over fridge/ freezer. Open eyeline shelving in glass display cases. Attractive open corner shelving. Space for washing machine. Tiled splash back. Further skimmed walls and ceiling. Wood effect luxury vinyl tiled flooring. Fitted radiator. Open through to rear hall.

Rear Hall

Composite pedestrian door with inset opaque stain glass vision panel to open hall. Doorway offers access to shoes and cloaks cupboard with plenty of storage. Skimmed walls with fitted dado rails. Matching LVT flooring. Coved ceiling. RCD fuse board. Half glazed door opens into kitchen.

Family Room 20' x 12'4 (6.10m x 3.76m)

Semi open plan to kitchen. Range of UPVC double glazed picture windows to side and rear elevation overlooking pretty gardens. Wooden half glazed stable door offers access to patio laid rear terrace. Yeoman coal effect log burning gas stove set into a slate laid hearth and slate laid surround. Fully skimmed walls. Coved and skimmed ceiling. Fitted carpet. Range of fitted radiators. Wooden bi-folding doors open through into office.

Office 10'3 12'8 (3.12m 3.86m)

Attractive UPVC glazed window to side elevation. An adaptable room. Skimmed walls. Coved ceiling. Opaque door through to hallway. Fitted carpet. Fitted radiator. UPVC patio doors open through into conservatory.

Sun Room 11'4 x 14'11 (3.45m x 4.55m)

Range of UPVC construction with pitched UPVC glazed roof structure. Sat on a block built dwarf wall. Power and light. Wood laid flooring. Fitted radiator. UPVC double glazed patio doors to side elevation.

First Floor

Landing 11'1 x 16'2 (3.38m x 4.93m)

Accessed via straight carpeted staircase to open landing. Dual aspect via two UPVC double glazed windows with inset lead lined stained glass. Attractive stairway with wrought iron spindles. Papered walls. Coved ceiling. Access to loft via hatch. Fitted carpet. Fitted radiator. Communicating doors to all first floor rooms.

Master Bedroom 12'1 x 16'1 (3.68m x 4.90m)

An excellent sized double bedroom with dual aspect via two UPVC picture windows to front and rear elevations. Papered walls. Papered ceiling. Fitted carpet. Fitted radiators.

Bedroom Two 11'11 x 13'9 (3.63m x 4.19m)

UPVC double glazed bay window to front elevation. Papered walls. Coved and papered ceiling. Fitted carpet. Fitted curved radiator.

Bedroom Three 10'1 x 14'7 (3.07m x 4.45m)

Another good sized double bedroom. UPVC double glazed window to rear elevation overlooking the pretty rear gardens beyond. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

Family Bathroom 8'9 x 9'1 (2.67m x 2.77m)

Three piece suite comprising panelled bath with integrated chrome mixer tap and shower head attachment. Pedestal wash hand basin and low level WC. Fully tiled splash backs. Further skimmed walls. Coved and skimmed ceiling. UPVC double glazed opaque window to rear elevation. Good sized airing cupboard housing Vaillant gas combination boiler. Fitted carpet. Fitted radiator.

Outside

The property is situated in a wonderful plot spanning 0.21 of an acre. Accessed via wrought iron gates from the main road to a block paved driveway. Further wooden double gates offering access to garage. The front garden is set back from the road via a stone built wall and is laid to mature shrubbery and block paving. Pedestrian side access to both sides of the property. the rear garden is found in wonderful condition. Laid to a parcel of patio. Block paved walk ways. Lawn and raised beds and borders. Hugely attractive adolescent willow tree. There is power to the garden via outside power sockets and outside lighting. Outside taps. Secret garden housing timber built shed and attractive glass green house with its own electric supply. 'Rhino' greenhouse with auto opening/closing vents. 25 year guarantee when installed - around 5 years ago. Vegetable plots and beds and borders. Adjacent to the detached garage.

Detached Garage

Pitched roof construction with wooden double doors opening into a good sized garage. Pedestrian access via wooden ledged and braced door. UPVC double glazed window to side elevation. Power, light and water housed to garage.

Services & Tenure

The property is serviced by mains gas electric water and drainage. There is a Vaillant gas combination boiler housed to the bathroom on the first floor. The property is to be sold on a freehold basis, we advise this is verified by your legal consultant on the point of sale. We are advised by the client that the foundations for the single storey extension are deep enough to build up from to create a 4th bedroom.

Directions

From our offices at 65, High Street travel out onto the A48 in an easterly direction towards Culver House Cross. Travel through the villages of Bonvilston and St Nicholas. When you reach St Nicholas the property will be on your left hand side before the turning before the modern Redrow development. There will be a Harris & Birt board outside. What Three Words : [///aware.hedge.tips](https://www.aware.hedge.tips)











GROSS INTERNAL AREA
FLOOR 1: 1266 sq ft; FLOOR 2: 724 sq ft
TOTAL: 1990 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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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	

