



## Cedar Parc Cowbridge Road

St. Nicholas, CF5 6SH

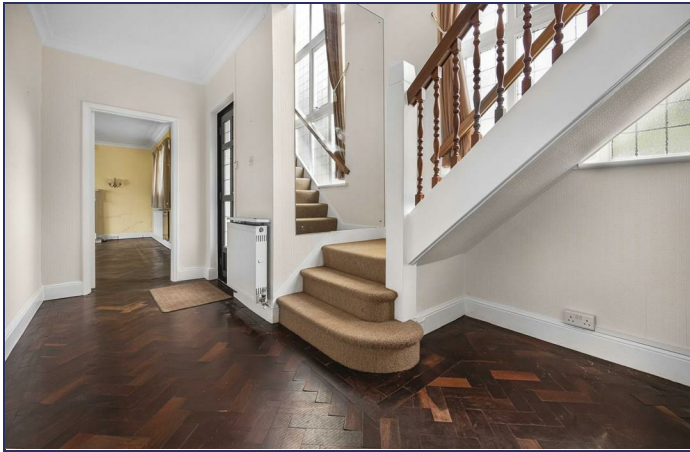
Price £700,000

HARRIS & BIRT



An imposing detached property sitting on a good sized plot on the edge of the popular Vale village of St Nicholas. The accommodation briefly comprises: entrance hall, living room, dining room, conservatory, kitchen, utility room and WC to the ground floor. Upstairs there are three spacious double bedrooms and a family bathroom. Outside benefits from a sizeable driveway, set back from the road, offering off road parking for multiple vehicles, detached garage and wrap around garden with open countryside to the rear. In need of some modernisation this property offers plenty of potential to become a wonderful family home.

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.



## Accommodation

### Ground Floor

#### Entrance Hall 14'8 x 5'0 (4.47m x 1.52m)

Large obscure glazed full height window to front. Herringbone style wood block flooring. Radiator. Stairs to first floor. Understairs storage cupboard. Door to all ground floor rooms. Pendant ceiling light.

#### Living Room 18'6 x 12'10 (5.64m x 3.91m)

Two dual aspect windows to front and rear. Central feature fireplace currently containing electric fire set on granite hearth with decorative wooden mantel. Continuation of wood block flooring from hallway. Pendant ceiling light. Wall lights. Radiator.

#### Sitting Room 14'4 x 12'6 (4.37m x 3.81m)

Continuation of wood block flooring. Radiator. Pendant ceiling light. Opening into;

#### Conservatory

Glazed to all sides with doors offering access to the rear garden. Carpet flooring.

#### Kitchen 13'3 x 12'11 (4.04m x 3.94m)

Modern fitted kitchen with features to include: range of wall and base units with granite effect laminate worktops over. 1.5 bowl sink with draining grooves and tap. Inset induction hob. Eyleine Bosch oven and grill. Freestanding fridge/freezer with matching decor panel. Undercounter integrated dishwasher behind matching decor panel. Freestanding oil boiler. Tiled flooring. Dual aspect windows to front and rear. Pendant ceiling lights. Door to utility room.

#### Utility Room 5'1 x 7'0 (1.55m x 2.13m)

Fitted units to match kitchen with worktops over. Space for undercounter washing machine. Space for freestanding

freezer. Tiled flooring. Door to side garden. Pendant ceiling light. Door to WC.

#### WC

Two piece suite comprising low level dual flush WC. Vanity unit containing inset sink with mixer tap and storage space. Obscure glazed window to side. Tiled floor. Radiator. Pendant ceiling light.

### First Floor

#### Landing 23'6 x 5'1 (7.16m x 1.55m)

Carpet stairs from ground floor to first floor landing. Cupboard housing shelving and hot water tank. Carpet floor. Pendant ceiling light. Doors to all first floor rooms. Loft access hatch.

#### Master Bedroom 18'9 x 12'11 (5.72m x 3.94m)

Two large dual aspect windows overlooking front and rear enjoying wonderful countryside views. Corner pedestal sink with hot and cold tap and tiled splashbacks. Carpet flooring. Radiator. Pendant ceiling light.

#### Bedroom Two 14'5 x 14'8 (4.39m x 4.47m)

Window overlooking rear. Recessed cupboard with shelving. Corner pedestal sink with hot and cold tap and tiled splashbacks. Carpet flooring. Radiator. Pendant ceiling light.

#### Bedroom Three 9'9 x 12'11 (2.97m x 3.94m)

Two large dual aspect windows overlooking front and rear enjoying wonderful countryside views. Corner pedestal sink with hot and cold tap and tiled splashbacks. Carpet flooring. Radiator. Pendant ceiling light.

#### Bathroom 8'9 x 7'6 (2.67m x 2.29m)

Suite in white comprising walk in shower cubicle with wall mounted electric shower and folding glass screen. Vanity unit containing inset sink with mixer tap and storage

cupboards below. Low level dual flush WC. Large window overlooking rear. Decorative PVC clad walls. Non slip Lino flooring. Radiatore. Pendant ceiling light.

### Outside

The property is entered via five bar gate onto spacious brick paved driveway offering parking for multiple vehicles leading to detached garage - up and over door, light and power. Pretty dry stone wall boundary to front with planted borders, mature trees and hedge allowing privacy from the road. Side gate offers access to rear garden. The rear garden is primarily laid to lawn with mature shrubbery and trees. Steps lead up to the conservatory and wrap around patio. Fenced boundary to all sides. Mature trees. Timber built shed.

### Services

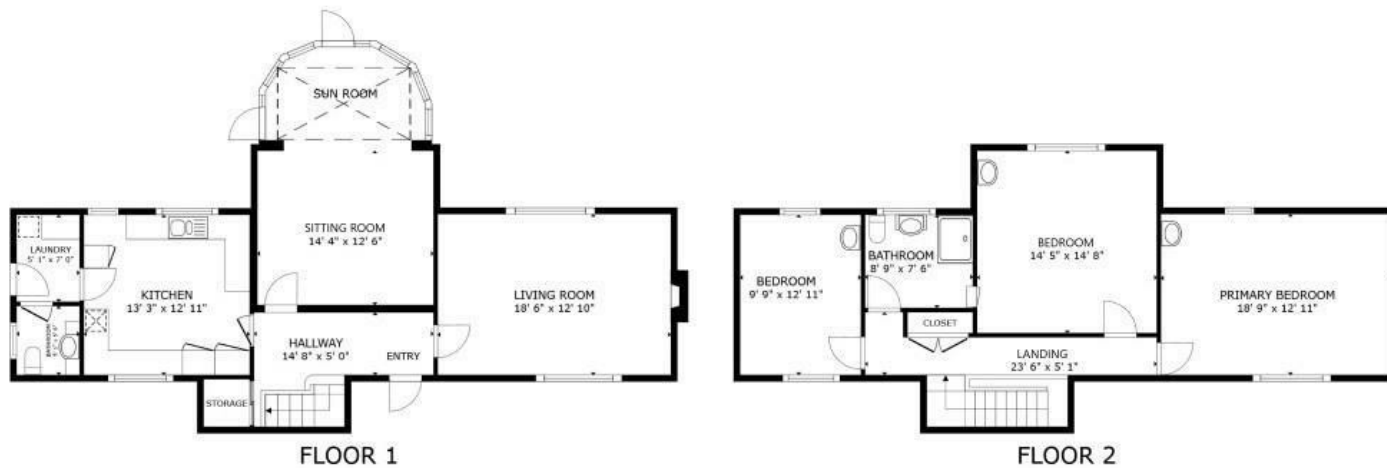
Oil fired central heating. Mains drainage, electric and water. Freehold. Alarm system.

### Directions

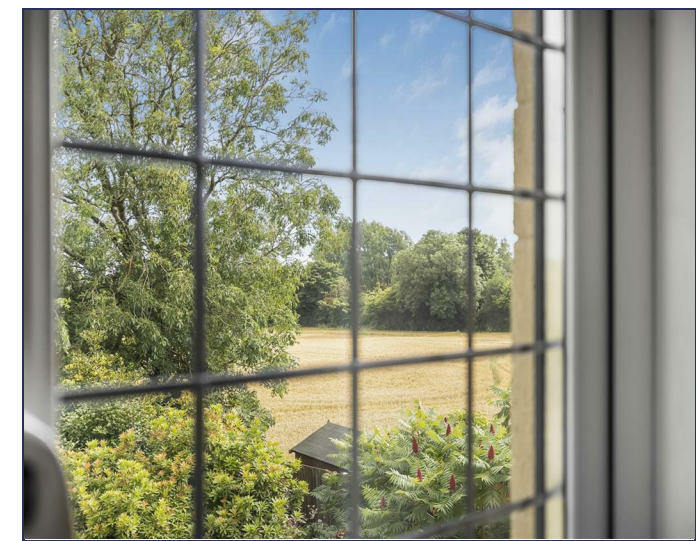
From our offices at 65, High Street travel out onto the A48 in an easterly direction towards Culver House Cross. Travel through the villages of Bonvilston and St Nicholas. When you reach St Nicholas the property will be on your right hand side before the turning before the modern Redrow development and on the right next to the old police station. There will be a Harris & Birt board outside.  
What3Words- ///wins.wheels.else







GROSS INTERNAL AREA  
 FLOOR 1 897 sq.ft. FLOOR 2 802 sq.ft.  
 TOTAL : 1,698 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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