



Greenmeadow Cowbridge Road

St Nicholas, CF5 6SH

Price £625,000

HARRIS & BIRT



A sizeable and adaptable four/five bedroom, detached, property located in the ever popular village of St Nicholas. The property benefits from flexible living throughout with further scope to remodel and modernise. Benefitting from full planning permission in place to extend. The property spans to circa 3700 sq/ft of accommodation and benefits from entrance porch, entrance hall, kitchen, breakfast room, orangery, living room, study/bedroom five, bedroom four, bathroom, WC, utility, wash room and integrated garage to the ground floor. Stairs leading up to three good sized bedrooms and wash room to the first floor. Plenty of eaves storage. To the outside is a wrought iron gate leading to a large block paved forecourt. Attractive pretty and landscaped rear garden. No ongoing 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.

- Sizeable Detached Property
- Circa 3000 sq/ft
- Attractive Pretty & Well Landscaped Rear Garden
- No Ongoing Chain
- Excellent Location for School Catchment & Access to Cardiff/M4 Corridor
- Four/Five Bedrooms
- Plenty of Off Road Parking
- Popular Vale Village
- Planning Permission Granted
- EPC - D

Accommodation

Ground Floor

Entrance Porch 16'2" x 4'8" (4.93m x 1.42m)

The property is entered uPVC half glazed lead lined front door to open entrance porch. Space for shoes and cloaks. Range of uPVC fully double glazed lead lined windows looking to the south elevation over the front brick paviour courtyard and lawned area beyond. Tiled flooring. Panelled ceiling. Internal lead lined glazed windows to entrance hall. Original wooden front door leads into entrance hall.

Entrance Vestibule 19'9" x 10'1" (6.02m x 3.07m)

Sizeable area with quarter turn open tread staircase leading up to first floor landing. Skimmed walls. Coved and papered ceiling. Fitted carpet. Wood parquet inset understairs fitted radiator. Light fittings. Internal glazed door opens into kitchen.

Living Room 16'1" x 29'4" (4.90m x 8.94m)

Dual aspect via uPVC double glazed bay window to front elevation. uPVC double glazed patio doors situated to the rear. Papered walls. Coved ceiling with inset light fittings. Fitted carpet. Fitted radiators. Electric coal effect fire housed to marble effect fireplace and marble surround. Wooden glazed doorway opens through into office.

Study/Bedroom Five 11'3" x 19'8" (3.43m x 5.99m)

Separate home office. uPVC double glazed window to rear elevation. Further internal uPVC double glazed window. Fully skimmed walls. Intricately coved and skimmed ceiling. Range of fitted office furniture. Fitted carpet. Fitted radiator. Internal access to the integrated garage beyond.

Kitchen 10'7" x 15'4" (3.23m x 4.67m)

Fitted kitchen comprising range of fitted wall and base units set under and over a white mottle effect work surface. Features including eyeliner electric fan oven and grill facility. Gas four ring hob. Undercounter integrated fridge and freezer behind matching decor panel. Integrated Neff dishwasher behind matching decor panel. Composite 1.5 sink and drainer with swan neck mixer power tap. Open shelving units. Doorway through into breakfast room.

Dining Room 21'3" x 15'4" (6.48m x 4.67m)

Semi-open plan via open doorway access. Good sized breakfast room. Skimmed walls. Coved ceiling. Tiled flooring. Two fitted radiators. uPVC double glazed patio doors through into orangery. Further wooden glazed door opens through into entrance lobby. Range of internal fitted storage cupboards. Offering access to WC.

WC

Two piece suite comprising low level WC. Corner wall hung wash hand basin with chrome taps. Tiled splashbacks. Papered walls. uPVC double glazed opaque window to side elevation. Fitted radiator. Tiled flooring.

Orangery 35'9" x 12' (10.90m x 3.66m)

Attractive and adaptable addition to the rear of the property. Glass lantern ceiling light. Further vaulted ceiling with range of matching oversized Velux windows. Range of uPVC double glazed windows to rear elevation. uPVC patio doors. Fully skimmed walls and ceiling throughout. LED spotlights set into pelmet. Fitted double radiators. Internal uPVC double glazed patio doors to living room. Attractive chandelier style light fitting housed to orangery.

Utility Room 6'6" x 10'6" (1.98m x 3.20m)

Range of fitted units with undercounter space for washing machine. Up and over fridge/freezer. Tiled walls. Further papered walls and ceiling. Matching tiled flooring. Valent gas boiler housed to wall. uPVC fully double glazed pedestrian doors open into wash room. Two further uPVC double glazed windows.

Laundry Room 11'9" x 12' (3.58m x 3.66m)

Vaulted ceiling allowing plenty of natural light via a range of oversized fixed pane Velux styled windows set into eaves. Fully double glazed uPVC patio doors opening out onto rear terrace. Further uPVC fan window above further range of fitted units with chrome sink and drainer with chrome mixer tap. Space for washing machine. Fully skimmed walls and ceiling. Tiled flooring. Fitted double radiator.

Bathroom

The bathroom has been recently remodernised to create a four piece suit. Oversized walk in shower cubicle in a wet room style with a chrome rainfall shower head and separate shower head fitment. Glazed and chrome shower screen. Attractive full width vanity unit houses the dual flush hidden cistern WC. Ceramic bidet with chrome fitting. Further inset pedestal wash hand basin with chrome mixer tap. Eyeline oversized mirror. Inset chrome LED spotlights. High gloss vanity unit with underset lighting. Fully tiled walls. and flooring. Coved ceiling. Heated towel rail. uPVC double glazed opaque window to side elevation.

Bedroom Four 14'10" x 19'9" (4.52m x 6.02m)

An excellent sized double bedroom situated to the ground floor. uPVC double glazed bay window to front elevation. Inset wooden lead lined glazed window to side elevation. Huge range of built in bedroom furniture set into fully papered walls and ceiling. Fitted double radiator.

First Floor

Landing

Accessed via quarter turn open tread stairway to open landing. Skimmed walls. Papered ceiling. Fitted carpet. Range of storage cupboards. Large eaves storage cupboards.

Master Bedroom 11'8" x 15'11" (3.56m x 4.85m)

An excellent sized double bedroom. uPVC double glazed window to rear

elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Range of built in bedroom furniture. Access to eaves storage via built in cupboard.

Bedroom Two 11' x 9'9" (3.35m x 2.97m)

uPVC double glazed window to rear elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Eye level internal window looks through into landing.

Bedroom Three 14'1" x 15' (4.29m x 4.57m)

uPVC double glazed window to rear elevation. Skimmed walls. Papered ceiling. Fitted carpet. Fitted radiator. Internal doorway offers access into eaves storage that wraps around to the other side of the property.

Wash Room

Two piece suite comprising low level WC and wall hung wash hand basin with hot and cold tap. Fitted carpet. Fitted downlight.

Outside

Garage 11'3" x 15'5" (3.43m x 4.70m)

Integrated single garage with electric up and over garage door. God sized space with useful storage. Power and light. Internal pedestrian door into office.

Gardens & Grounds

Greenmeadow is in an extremely accessible spot within close proximity to Cardiff and Cowbridge. Accessed via an electric wrought iron gate entrance. Block paviour driveway that provides plenty of parking for several vehicles. Set back from the road via a large parcel of lawn. Elevated from the main road. Offers access to the single garage. The frontage is fully enclosed and has side access as well as pedestrian access out from the side. The rear garden is extremely well landscaped and enjoys the westerly aspect. Benefitting from an attractive paved alfresco dining terrace. Running the full width of the property. Steps down to a parcel with raised beds and borders to the rear. The rear is private via close boarded fencing to all aspects.

Planning Permission

The property benefits from an accepted planning permission application that is in place from 2023 to remodel and extend the main dwelling. (reference 2023/00138/FUL). Further details are available are our offices.

Services

Freehold. All mains gas electric water and gas services connected. Gas-fired central heating.

Directions

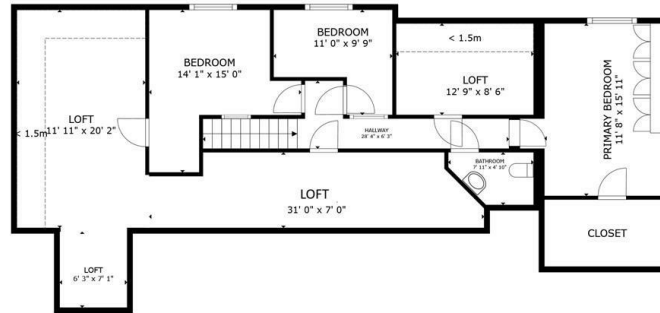
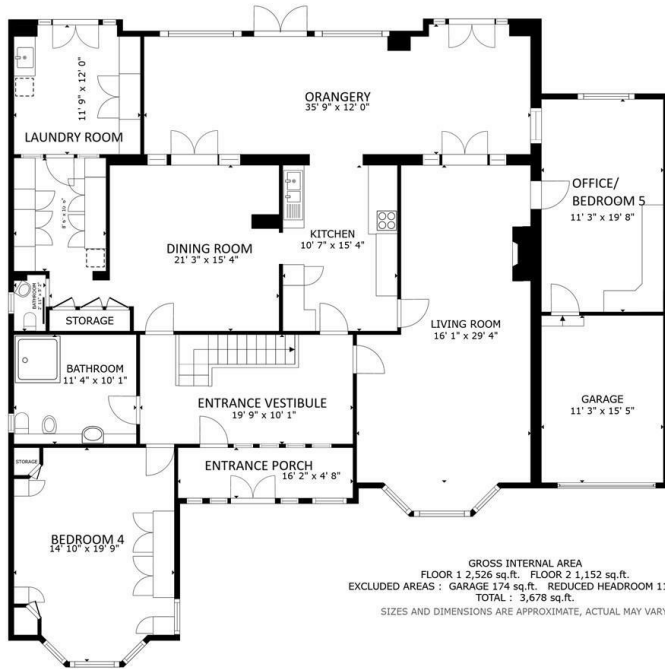
From our offices at 65, High Street travel out onto the A48 in an easterly direction towards Culver House Cross. Travel through the villages of Bonvilston and St Nicholas. When you reach St Nicholas the property will be on your left hand side before the turning before the modern Redrow development. There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











GROSS INTERNAL AREA
 FLOOR 1 2,526 sq.ft. FLOOR 2 1,152 sq.ft.
 EXCLUDED AREAS : GARAGE 174 sq.ft. REDUCED HEADROOM 111 sq.ft.
 TOTAL : 3,678 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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