



17 Cae Newydd

St. Nicholas, Cardiff, CF5 6FF

Price £299,950

HARRIS & BIRT



A spacious, two bedroom, semi-detached property located on a popular Redrow development in St Nicholas. The accommodation briefly comprises of: entrance hall, kitchen, WC and dining/living room to the ground floor. Upstairs offers a master bedroom with a further double bedroom and a family bathroom. Outside enjoys the benefit of off road parking for one vehicle and an enclosed rear garden. Additional on street parking is available.

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.

- Well presented, two bedroom, semi-detached property
- Excellent primary and secondary school catchments
- Attractive cul-de-sac location
- One off-road parking space
- Four years left on NHBC
- Low maintenance garden
- EPC Rating - B

## Accommodation

### Ground Floor

#### Entrance Hall 6'4" x 13'2" (1.93m x 4.01m)

Entered via UPVC front door with frosted glass panel. Fitted carpet flooring, Skimmed walls and ceiling. Pendant ceiling lighting. Access to cloak and shoe cupboard. Communicating doors lead to all first floor rooms. Stairway leading up to first floor landing. Access to understairs storage. Radiator.

#### Kitchen 6'3" x 9'2" (1.91m x 2.79m)

Fitted kitchen with features to include a range of wall and base units in wood effect. Integrated electric oven with gas four ring hob; black glass splashback and extractor hood over. Stainless steel 1.5 sink and drainer with hot and cold mixer tap. Space for undercounter washing machine and free standing fridge/freezer. UPVC window to front. Vinyl wood effect flooring. Skimmed walls and ceiling. Pendant ceiling lighting. Laminate work surfaces with matching upstand.

#### Dining / Living Room 12'10" x 13'2" (3.91m x 4.01m)

Fitted carpet flooring, Skimmed walls and ceiling. Pendant ceiling lighting. Fully glazed UPVC French doors leading out to the rear garden terrace; full length UPVC windows to sides. Radiator.

#### WC 4'10" x 3'8" (1.47m x 1.12m)

Two piece suite in white comprised of low level WC. Wall mounted wash hand basin with hot and cold mixer tap and tiled splashbacks. Extractor fan. Vinyl wood effect flooring. Skimmed walls and ceiling. Pendant ceiling lighting.

### First Floor

#### Landing 6'3" x 8'8" (1.91m x 2.64m)

Carpeted stairs from ground floor lead up to first floor landing. Fitted carpet flooring. Skimmed walls and ceiling. Pendant ceiling lighting. Communicating doors lead to all first floor rooms. Storage cupboard. Access to loft hatch.

#### Bedroom One 12'10" x 11'5" (3.91m x 3.48m)

Fitted carpeted. Skimmed walls and ceiling. Pendant ceiling lighting. UPVC windows to rear. Radiator.

#### Bedroom Two 12'10" x 8'3" (3.91m x 2.51m)

Fitted carpet. Skimmed walls and ceiling. Pendant ceiling lighting. Built in wardrobe and access to storage over stairs. Radiator.

#### Bathroom 4'10" x 3'8" (1.47m x 1.12m)

Three piece suite in white comprised of low level WC. Wall mounted hand basin with mixer tap and tiled splashbacks. Panelled bath with shower fittings behind glass shower screen. Tiled splashbacks. Chrome heated towel rail. Wood effect flooring,

Skimmed walls and ceiling. Pendant ceiling lighting. Extractor fan.

### Outside

To the front of the property is off road parking for one car laid to tarmac. A small parcel of mature shrubbery. Access to the rear via side entrance. The rear garden is fenced with feather edge bordering and is laid to low maintenance patio paving. Raised wooden sleeper bed at the bottom of the garden.

### Services

The property is serviced by mains gas, electric, water and drainage.

### Directions

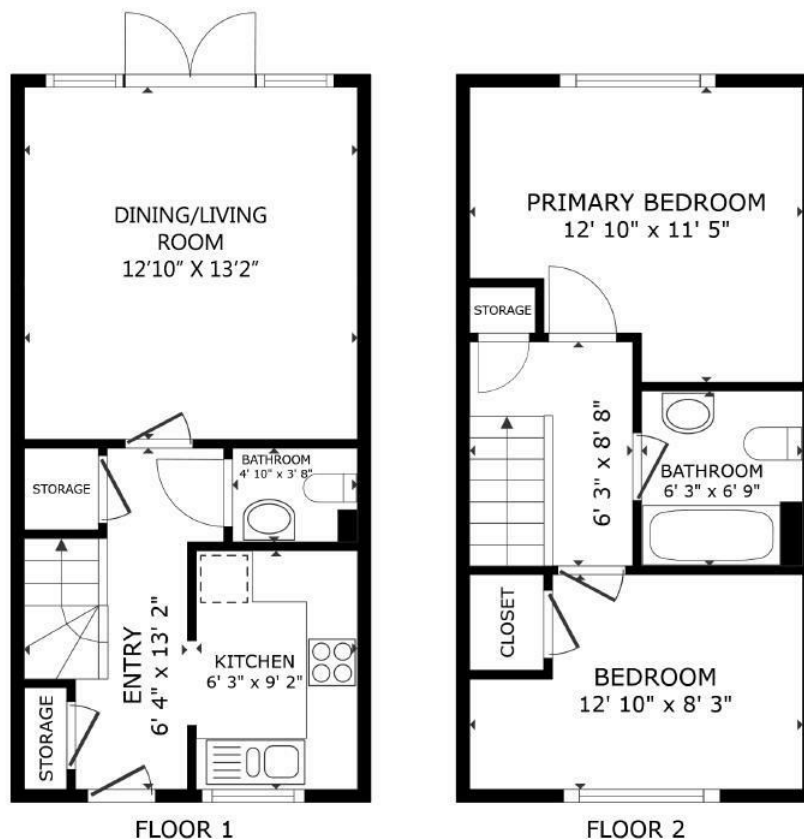
From our offices at 65, High Street travel out onto the A48 in an easterly direction towards Culverhouse Cross. Travel through the villages of Bonvilston and St Nicholas. When you reach St Nicholas take the turning on your left for Cae Newydd. The road will bend around to the left, you will then need to bear left. The property will be on the right hand side in about 100 yards. There will be a Harris & Birt board outside.











GROSS INTERNAL AREA  
FLOOR 1 348 sq.ft. - FLOOR 2 348 sq.ft.  
TOTAL : 696 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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