



1, Meyrick Cottages

St. Nicholas, CF5 6SQ

Price £549,950

HARRIS & BIRT



An excellent opportunity to purchase this sizeable, four bedroom, property situated in the ever popular village of St Nicholas. The property has been subject to a double storey extension to the rear to create a four double bed house that you see today. The accommodation spanning over 2,500sq/ft and briefly comprises; entrance hall, living room, play room, large 'hub of the home' kitchen/family/dining room, office/gym and WC to ground floor. Stairs lead up to four double bedrooms, master en suite and family bathroom. The property sits comfortably on its own plot with off road parking to front set back from the road via a large parcel of lawn and good sized gardens to rear.

The location is a delight, tucked away behind the village church just a short walk from the village school from where the children go to Cowbridge Comprehensive School. Just down the road is Cottrell Park Golf Club with its two 18 hole courses and the magnificent house and grounds of the National Trust owned Dyffryn House. Local facilities in the adjoining village of Bonvilston include the village shop, parish church and the reading rooms (village hall). A short distance further west is the popular market town of Cowbridge with its extensive range of local facilities. Just a few minutes drive down the tumble hill to Culverhouse Cross with its major out of town shopping including Marks and Spencer, Tesco etc. The link road then takes you into the heart of the capital city and vibrant Cardiff Bay and also up to the M4 providing easy access to other major centres.

- Sizeable Four Bedroom Property
- Two Bathrooms
- Flat & Private Rear Garden
- Double Extension To Rear
- Plenty of Off Road Parking
- Open Plan 'Heart of the Home' Kitchen/Dining/Family Room
- Popular Village of St. Nicholas
- EPC: C

Accommodation

Ground Floor

Entrance Hallway

The property is entered via composite front door to open entrance hall. Skimmed walls and ceilings. Wood effect flooring. UPVC opaque glazed window to side elevation. Straight carpet staircase to first floor landing. Fitted radiator. Doorway opens through to living room and play room.

Play Room 12' x 10'1 (3.66m x 3.07m)

UPVC double glazed picture window to front elevation. Fully skimmed walls and ceiling. Wood effect flooring. Fitted radiator behind decorative cover. Good sized storage cupboards with good space for shoes and cloaks. Opens through into kitchen/dining/family room.

Kitchen/Dining/Family Room 26'2 x 19'6 max (7.98m x 5.94m max)

A real 'heart of the home' principal space that offers spacious light and open plan family living. Modern light oak shaker style fitted wall and base units with brushed chrome handles set under and over a mottle granite effect worksurface. Features including 1.5 chrome sink and drainer with chrome mixer tap. Bosch eyeline double oven with overhead grill facilities. Gas five ring hob with chrome chimney extractor. Space for tumble dryer, washing machine and American style fridge/freezer. Fitted island with overhanging breakfast bar. Range of light oak base units. UPVC double glazed patio doors open out onto attractive rear gardens. UPVC double glazed window overlooking rear. Fully skimmed walls and ceiling with inset LED chrome spotlighting. Pendant light fitting hanging over fixed island. Tiled flooring. Fitted radiators. Good sized understairs storage.

Living Room 12' x 17'4 (3.66m x 5.28m)

Situated off the kitchen/dining/family room and a cosy spacious breakaway reception space. UPVC double glazed picture window to front elevation. Skimmed walls. Skimmed ceiling with inset spotlighting and pendant ceiling light. Gas flush front log wood burning effect fire. Fitted double radiator.

Office 12'1 x 14' (3.68m x 4.27m)

An adaptable reception space currently in use as an office facility but could easily double as gym or secondary reception space. UPVC half double glazed pedestrian door to rear. Ferroli gas central heating fired boiler housed to wall. UPVC double glazed window to front elevation. Skimmed walls and ceiling. Wood effect flooring. Radiator. Access to loft via hatch. Doorway opens through into WC.

WC

Attractive WC comprising low level WC and corner wash hand basin with chrome mixer tap. White gloss vanity unit. Tiled splashback. Papered walls with an attractive leaf etching. Dado rail. Tiled flooring. UPVC double glazed opaque window to rear elevation.

First Floor

Landing 9'8 x 9'6 (2.95m x 2.90m)

Accessed via straight carpet staircase to first floor landing. Access to loft via hatch. Fully skimmed walls and ceiling. Oversized storage facility with opening shelving. Communicating doors to all first floor rooms.

Master Suite Bedroom One 11'7 x 12'1 (3.53m x 3.68m)

Good sized double bedroom with UPVC double glazed window to rear elevation. Panelled feature wall with further skimmed walls and ceiling. Fitted carpet. Fitted radiator. Doorway opens through into en suite.

Master Suite Bathroom One 8'4 x 4'11 (2.54m x 1.50m)

Three piece suite in white comprising corner quadrant shower cubicle with integrated chrome shower rainfall shower head and separate shower head fitment. Pedestal wash hand basin with chrome mixer tap. Low level dual flush WC. Metro tiled splashbacks. Alcove shelving for soaps and shampoos. LED spotlighting. Wood effect flooring and modern vertical radiator in a white gloss finish.

Bedroom Two 11'10 x 12'3 (3.61m x 3.73m)

Another good sized double bedroom. UPVC double glazed window to front elevation. Fully skimmed walls and ceiling. Pendant light. Fitted carpet. Fitted radiator. Good sized storage cupboard.

Bedroom Three 12'2 x 12'3 (3.71m x 3.73m)

Another good sized double bedroom to the front. UPVC double glazed window to front elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

Bedroom Four 10'1 x 12'2 (3.07m x 3.71m)

Fourth double bedroom overlooking the rear with pretty views via a UPVC double glazed window. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

Bathroom Two 9'2 x 8' (2.79m x 2.44m)

Modern fitted four piece suite in white comprising free standing roll top bath with floor mounted chrome mixer tap and separate shower head fitment. Corner quadrant shower cubicle with integrated electric shower and chrome shower head. pedestal wash hand basin. Dual flush WC. Fully tiled splashbacks with contrasting tiled floors. Attractive tiled feature wall. Further skimmed walls and ceiling. Inset LED chrome spotlighting. UPVC double glazed opaque window to rear elevation. Wall mounted chrome heated towel rail.

Outside

Gardens & Grounds

The property is situated off the road via a private front garden laid to high leveled hedgerows and driveway parking for plenty of cars. Front garden mainly laid to lawn. Beds and borders with mature shrubbery. Gravel laid pathway though to an excellent sized rear garden. Flat, private and mainly laid to lawn. There is a parcel of gravel laid terrace that leads down to a parcel of lawn enclosed by high level hedgerows. Decked terrace and timber outbuilding behind a timber high level Yorkshire boarded fence.

Services

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

Directions

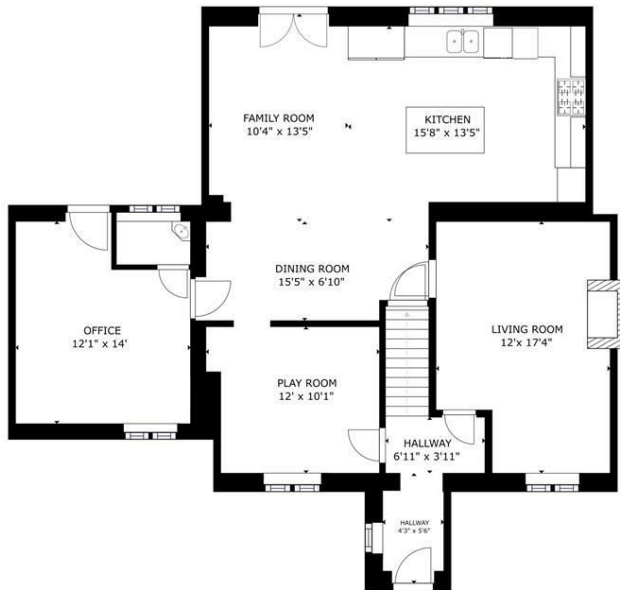
From our offices at 65 High Street, Cowbridge turn right and at the end of Westgate go under the bypass and up onto the bypass in the direction of Cardiff. Go through the village of Bonvilston into the village of St Nicholas and take the second turning left (first turning is a narrow lane). Go past the school and Merrick Cottages is on your left hand side.



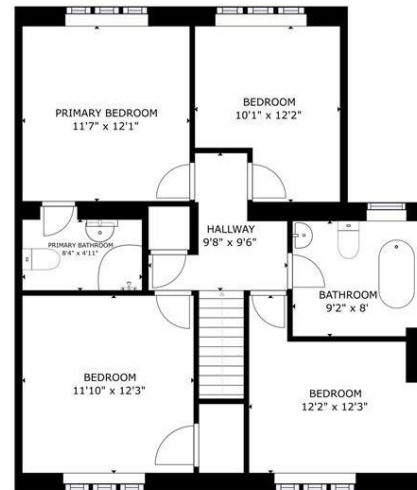








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1119 sq ft, FLOOR 2: 817 sq ft
TOTAL: 1936 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		70
(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	

