



62 Cae Newydd

St Nicholas, Cardiff, CF5 6FJ

Offers In Excess Of £700,000

HARRIS & BIRT



An immaculately presented four bedroom detached family home, located in a prime position in the village of St Nicholas. The home benefits from a large hallway with stairs leading to the first floor and doors to all downstairs accommodation. The living room offers a spacious family room with a feature media wall and a bay window to the front allowing ample natural daylight. Spacious fitted kitchen allows modern living space with a peninsula, dining area and living area. Sliding doors opening on to the rear garden, you also have a utility room for further storage. There is access to the garage which is currently used as a home gym and a cloakroom from the hallway. Upstairs accommodation offers four bedrooms with an en suite to the master and second bedroom a family bathroom and access to the loft.

To the outside there is off road parking, access to the rear garden which is mostly laid to lawn and paved area for outside entertaining.

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.

- Large Detached Property
- Open Plan Kitchen/Dining/Family Room
- Integrated Garage in Use as Home Gym
- Low Maintenance Rear Garden with Countryside Views
- Popular Location
- Four Good Sized Bedrooms
- Two Double Bedrooms with En Suites
- Plenty of Space for Off Road Parking
- Excellent School Catchments including Cowbridge Comprehensive
- EPC - B

Accommodation

Ground Floor

Entrance Hallway 9'5 x 14'7 (2.87m x 4.45m)

The property is entered via solid front door with opaque glazed panel with further windows to side into main hall. Wood effect tiled flooring. Radiator. Pendant ceiling light. Doors to all ground floor rooms.

Living Room 12'0 x 16'2 (3.66m x 4.93m)

Large bay window overlooking the front. Built in Bespoke media wall with hidden panel for flat screen TV and storage. Fitted carpet. Radiator. Pendant ceiling light.

Kitchen/Dining/Family Room 35'11 x 15'8 max (10.95m x 4.78m max)

Large open plan room offering versatile living space with sliding patio doors out onto the rear patio. Further two windows to side. Modern fitted shaker style kitchen with features to include; range of wall and base units. Silestone worksurfaces and matching upstands. Inset double sink with curved detachable mixer tap. Countertop five ring gas hob with matching Silestone splashback and double overhead extractor hood. Eyeline electric oven and grill built in storage unit. Integrated double fridge/freezer with matching decor panel. Undercounter Miele integrated dishwasher with matching decor panel. Tiled splashbacks. Continuation of wood effect tiled flooring. Door to recessed understairs storage cupboard. Radiators. Ceiling spotlights.

Utility 6'2 x 5'10 (1.88m x 1.78m)

Matching units with Silestone worksurface and matching upstands. Inset single bowl sink with curved mixer tap. Plumbed for undercounter washing machine. Space for undercounter dishwasher. Cupboard housing Ideal Logic gas boiler. Part obscure glazed door to side. Continuation of flooring from kitchen. Radiator. Ceiling spotlights.

WC 7'8 x 4'0 (2.34m x 1.22m)

Modern two piece suite comprising low level dual flush WC. Wall mounted wash hand basin with mixer tap. Part papered and part tiled walls. Continuation of flooring. Radiator. ceiling spotlights. Extractor fan.

Integrated Garage 17'5 x 20'7 (5.31m x 6.27m)

Spacious double garage currently in use as a gym. Up and over door. Solid rubber to floor. Light and power. Internal door to hallway. Mezzanine access hatch with extensive storage.

First Floor

Landing 15'6 x 11'3 (4.72m x 3.43m)

Half turn staircase from ground floor onto first floor landing. Recessed cupboard housing water tank and shelving. Large window overlooking front. Loft access hatch. Fitted carpet. Radiator. pendant ceiling light.

Master Bedroom 11'8 x 15'1 (3.56m x 4.60m)

Large bay window overlooking front. Bespoke fitted wardrobes with part mirrored doors. Fitted carpet. Radiator. pendant ceiling light. Door to en suite.

En Suite One 6'3 x 10'5 (1.91m x 3.18m)

Modern bathroom suite in white with features to include; Full width shower cubicle with wall mounted mains connected shower cubicle with rainfall shower head and further shower head fitment. 3/4 glass screen. Low level dual flush WC. Vanity unit containing mixer tap and storage below. Part tiled walls. Tiled flooring. Obscure glazed window to side. Wall mounted vertical towel warmer. Extractor fan.

Bedroom Two 10'3 x 14'0 (3.12m x 4.27m)

Window overlooking rear offering countryside views beyond. Fitted carpet. Radiator. Pendant ceiling light. Door to en suite.

En Suite Two 7'3 x 5'3 (2.21m x 1.60m)

Modern fitted suite in white with features to include; fully tiled shower cubicle with sliding door and wall mounted mains connected shower. Low level dual flush WC. Pedestal wash hand basin with mixer tap and mirrored splashback. Tiled flooring. Obscure glazed window to rear. Wall mounted vertical towel warmer. Ceiling spotlights. Extractor fan.

Bedroom Three 9'10 x 11'6 (3.00m x 3.51m)

Window overlooking rear garden with countryside views beyond. Bespoke fitted double wardrobe with open shelving. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 8'8 x 11'11 (2.64m x 3.63m)

Window overlooking rear garden offering countryside views beyond. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 8'1 x 8'3 (2.46m x 2.51m)

Modern fitted suite, fully renovated in 2024, with features to include; panelled tiled bath with detachable shower head attachment and wall mounted mains connected shower with rainfall shower head. Hidden cistern WC. Wall mounted vanity unit with marble worktop and inset sink with curved mixer tap and storage below. Part tiled walls. Decorative tiled floor. Obscure glazed window to front. Wall mounted towel warmer. ceiling spotlights. Extractor fan.

Outside

Brick laid driveway parking for several vehicles. Front garden laid to lawn with decorative wrought iron railings. Further parking to side. The rear garden is private and secluded with open fields beyond. Large full width area of patio with access from the dining/family room. Parcel of lawn. Large borders laid to bark planted with flowers and shrubbery. Fence boundary to the rear. Wall boundary to side with Laurel hedging.

Services

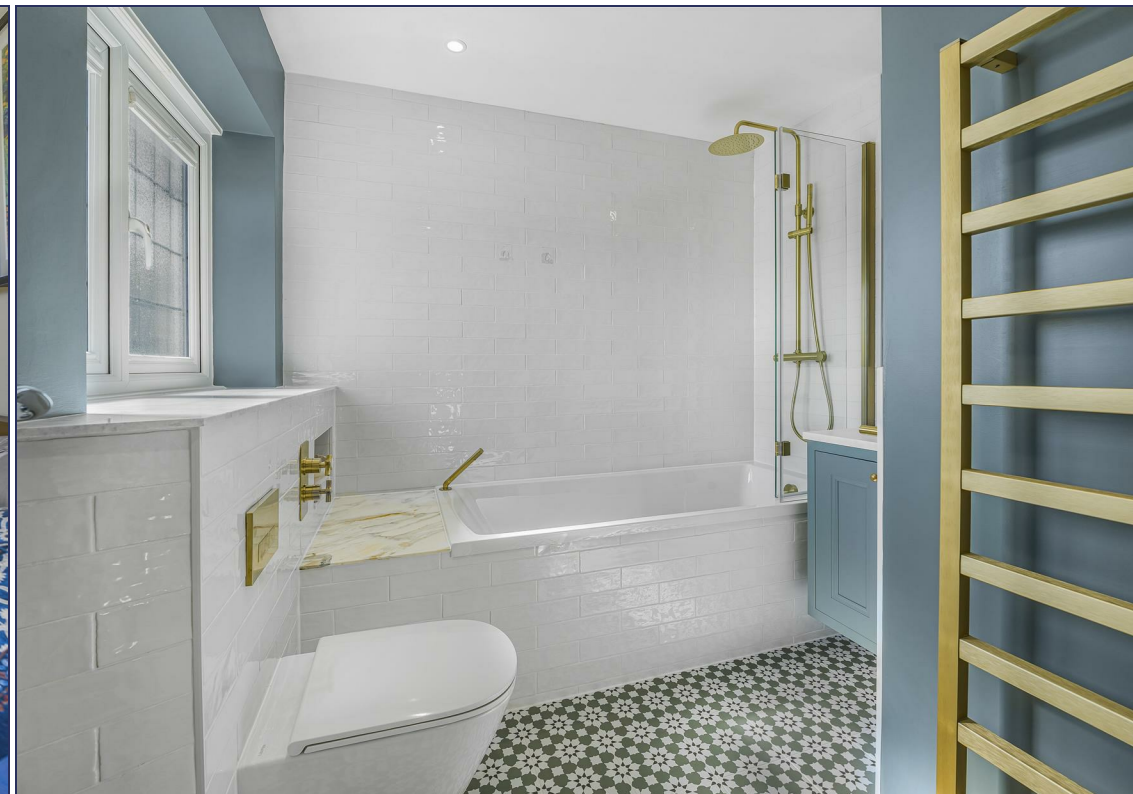
The property is serviced by mains gas, electric, water and drainage. Heating via gas boiler housed to utility room. Service charge approx.

Directions

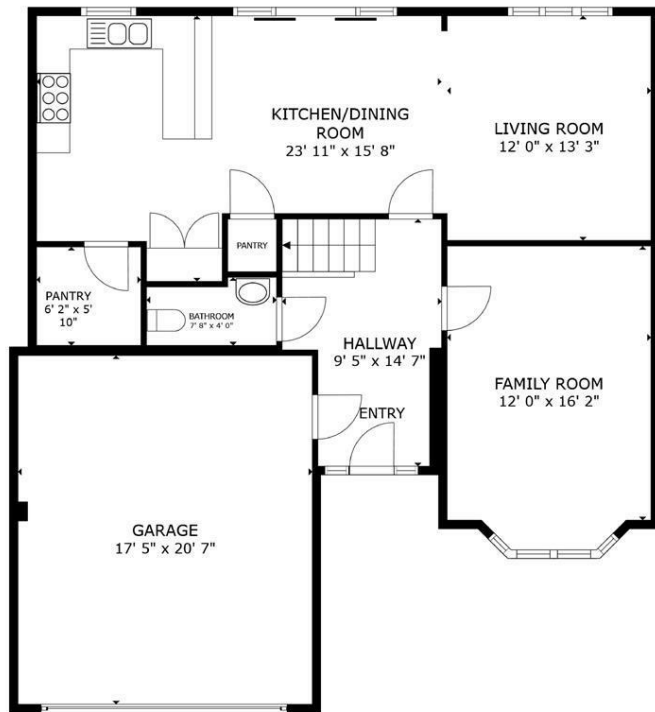
From our offices at 65, High Street travel out onto the A48 in an easterly direction towards Culverhouse Cross. Travel through the villages of Bonvilston and St Nicholas. When you reach St Nicholas take the turning on your left for Cae Newydd. The road will bend around to the left , you will then need to bear left.



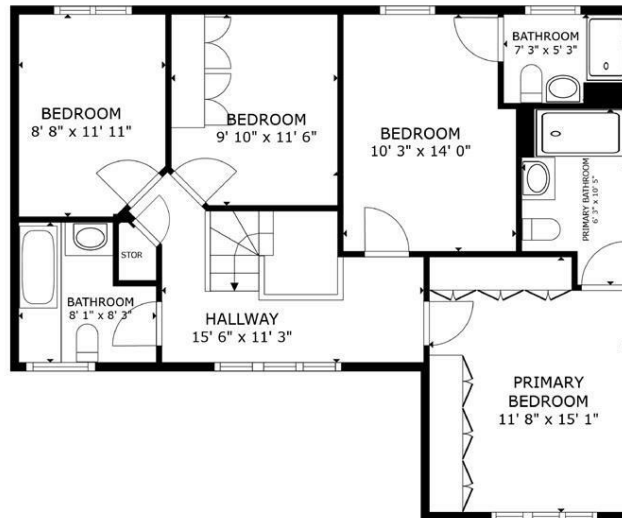








FLOOR 1



FLOOR 2

**HARRIS
& BIRT**

FLOOR 1 908 sq.ft. FLOOR 2 840 sq.ft.
EXCLUDED AREAS : GARAGE 358 sq.ft.
TOTAL : 1,748 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

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

