



## Primrose Cottage St. Brides Road

St. Fagans, CF5 6DU

Offers In Excess Of £1,100,000

HARRIS & BIRT



An excellent opportunity to purchase this five bedroom, gothic inspired, detached property situated between St Brides Super Ely and St Fagans - both extremely popular and reputable villages on the outskirts of Cardiff City Centre and the Vale of Glamorgan alike. The property is believed to have begun life as a modest farmer's cottage but has been subject to extensions and re-modernisation over the years to offer circa 3,000 sq/ft of accommodation. The accommodation set over two floors briefly comprises; entrance vestibule, entrance hall, utility, kitchen/living room, WC, study, drawing room and dining room to ground floor, inset integrated double garage to front elevation. To the first floor are five double bedrooms, two en suite and third bathroom. The accommodation is found in excellent condition throughout.

The property sits in 0.5 acres of formal gardens, well manicured with a range of topiary trees, well maintained lawns and patio terraces. There is a range of off road parking to front via a double gated entrance and sizeable forecourt.

The location is a delight. Just a short walk to the pretty village of St Fagans adjoining the Vale of Glamorgan countryside. Village facilities within walking distance including St Mary's Church, St Fagans village hall, The Plymouth Arms, St Fagans Castle, St Fagans folk museum, St Fagans cricket and bowls club. The capital city of Cardiff with it's extensive range of excellent facilities including Cardiff Bay is a short drive away. Easy access to the M4, Cardiff mainline railway station, Cardiff Wales airport.

- Attractive Gothic Inspired Detached Property
- Five Double Bedrooms, Two En Suite
- Double Garage and Off Road Parking
- Double Gated Entrance and Space for Numerous Vehicles
- Situated in a Comfortable 0.5 Acre Plot
- Four Reception Rooms
- Fantastic Views Across Open Countryside Beyond
- Easy Access into Cardiff, Cowridge and M4 Corridor

## Accommodation

### Ground Floor

#### Entrance Vestibule 9'11" x 7'7" (3.02m x 2.31m)

The property is entered via a wooden front door with curved glazed window over. Galleried vestibule with double height pitched roof ceiling. Two floor to ceiling wooden glazed windows to front elevation. Skimmed walls. Beamed ceiling. Large form flagstone style tiled flooring. Fitted radiator behind radiator cover. Range of fitted spotlights. Electric radiator. Doorway opens through into;

#### Utility Room 6'11" x 10'7" (2.11m x 3.23m)

Wooden double glazed obscure window to front elevation. Range of fitted shaker style base units with tall larder unit set under a wood effect work surface with inset China sink and drainer with brass mixer tap. Plumbing for washing machine. Matching tiled flooring. Worcester gas fired boiler housed to wall. Pedestrian doorway offering access to garage. Fitted radiator. Range of spotlights.

#### Inner Hallway

Accessed from entrance vestibule with full turn staircase leading up to first floor landing. Fully skimmed walls and ceiling. Range of spotlights. Matching tiled flooring. Fitted radiator behind attractive radiator cover. Range of candle light wall lights. Good sized double storage cupboard.

#### Kitchen/Living Room kitchen (17'11" x 13'2") living (13'10" x 13'2") (kitchen (5.46m x 4.01m) living (4.22m x 4.01m))

Wonderful heart of the home space with hand made fitted shaker style kitchen. Range of wall and base units in a cream palate contrasting to a graphite island. Granite fitted kitchen worksurface with a range of features include cream Aga with hot plate set into an attractive LED lit

pelmet. Double China Belfast sink with chrome mixer tap and grooved drainer. Integrated dishwasher behind matching decor panel. Integrated up and over fridge/freezer behind matching decor panel. Situated within the island is a Neff two ring induction hot plate. Underset oven and inset Franke chrome sink with chrome mixer tap. The island benefits from an oak fitted worksurface. Attractive Welsh dresser built in with range of glass display cases. Fully tiled splashbacks. Range of wooden double glazed windows to rear and side elevations. Pedestrian stable door opens out onto Alfresco dining terrace with two patio doors opening out onto rear garden. Fully skimmed walls. Coved and skimmed ceiling. Range of LED spotlighting. Attractive downlighting. Oak laid flooring. Electric coal effect fire set into a marble hearth with marble surround. Range of built in book shelving. Electric fitted radiator.

#### Study 15'9" x 10'8" (4.80m x 3.25m)

Situated off the inner hall and an adaptable space with wooden double glazed window to rear elevation enjoying those fantastic views. Fully skimmed walls. Coved and skimmed ceiling. LED spotlighting. Fitted carpet. Coal effect gas fire set on a marble effect hearth with wooden surround. Range of built in office furniture to remain. Archway access through into drawing room.

#### Drawing Room 16'3" x 18'4" (4.95m x 5.59m)

An excellent principal reception space. Benefits from plenty of natural light via two Gothic inspired half glazed patio doors overlooking the wonderful views beyond. Wooden double glazed picture window adjacent. 'Aarrow' log burning stove set into a stone fireplace with stone hearth. Provides a unique focal feature. Skimmed walls. Coved and skimmed ceiling. Range of spotlighting. Fitted carpet. Two fitted radiators behind decorative radiator covers. Pedestrian wooden half glazed double doors open through into;

#### Dining Room 16' x 13'8" (4.88m x 4.17m)

Currently set up as formal dining space but easily adaptable. Matching Gothic inspired double doors opening onto rear garden enjoying those fantastic views. Oversized picture window wooden double glazed to side elevation. Fully skimmed walls. Coved and skimmed ceiling. Range of LED spotlighting. Fitted carpet. Fitted double radiator.

#### Cloakroom

Two piece suite in white comprising low level WC and pedestal wash hand basin with brass taps. Tiled splashbacks with attractive equine wall paper. Wooden double glazed opaque window to front elevation. fitted radiator. Matching tiled floor to entrance and reception hall.

### First Floor

#### Gallery Landing

Accessed via full turn carpet stairs to open landing. Benefitting from plenty of natural light via floor to ceiling fitted windows. Fully skimmed walls and ceiling. LED spotlighting. Built in storage. Communicating doors to all first floor rooms. Access to loft via hatch.

#### Master Suite Bedroom One 16'5" x 12'10" (5.00m x 3.91m)

An excellent principal bedroom that is sizeable and comprises a good sized dressing area with eight door floor to ceiling run of fitted wardrobes and drawers. Attractive al fresco terrace accessed through from wooden fully glazed patio doors that enjoy the fantastic views across the south elevation of the property. Further natural light via range of double glazed windows that look down the lovely manicured gardens. Fully skimmed walls. Coved and skimmed ceiling. LED spotlighting. Fitted carpet. Fitted radiator. Doorway opens through into en suite.

### **Master Suite Bathroom One**

Three piece suite in white comprising mosaic tiled panelled P-shaped bath with integrated shower and shower head attachment. Chrome mixer tap behind curved shower screen. Low level dual flush WC. Wall hung wash hand basin with underset double vanity unit. Fully tiled walls and floor in a matching travertine effect mosaic. Skimmed ceiling with LED spotlighting. Wall hung chrome heated towel rail.

### **Suite Bedroom Two 16'5" x 13'8" (5.00m x 4.17m)**

Another good sized double bedroom. Dual aspect windows comprising two double glazed wooden windows to rear and side elevations. Fully papered walls. Fitted carpet. Fitted radiators. Access to loft via hatch. Access through into en suite.

### **Suite Bathroom Two**

Three piece suite comprising walk in shower cubicle with integrated shower and rainfall shower head attachment. Low level dual flush WC. Pedestal wash hand basin. Tiled walls and splashback to shower. Further skimmed walls and ceiling. Fitted radiator. Wall hung chrome heated towel rail. Wooden glazed opaque window to front elevation.

### **Bedroom Three 10'5" (max) x 18'10" (3.18m (max) x 5.74m)**

Currently in use as a hobby/ leisure room. Good sized double bedroom. Set into eaves height with attractive picture window to front elevation. Further picture window to rear. Fully skimmed walls and ceiling. Attractive downlighting. Wood effect flooring. Fitted radiator. Good sized eaves storage.

### **Bedroom Four 12'5" (max) x 20'8" (max) (3.78m (max) x 6.30m (max))**

Another good sized double bedroom. Built on an L shape. Two wooden double glazed windows to rear elevation enjoying those wonderful views. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

### **Bedroom Five 12'5" x 9'10" (3.78m x 3.00m)**

Another double bedroom. Wooden glazed window to rear elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

### **Family Bathroom**

Three piece suite comprising walk in oversized shower cubicle with rainfall shower head attachment and separate shower head fitment, set into a wet room style, with LED lit inset shelving, low level dual flush hidden cistern WC and wash hand basin set atop a wall hung vanity unit with matching wall hung vertical vanity adjacent. Travertine style tiles to wall and floor. Wooden double glazed obscure window. Chrome wall mounted heated towel rail.

### **Outside**

#### **Garage 18'2" max x 16'6" max (5.54 max x 5.03 max)**

An excellent sized garage with access to front via ledged and braced timber double opening doors. Separate pedestrian stable door with inset glazed panel. Wooden double glazed window to rear elevation enjoying those wonderful views. Power and light. Plenty of storage.

### **Gardens & Grounds**

The property is accessed to front via a Cotswold stone laid double driveway and timber double gates opening to an

open forecourt with access to garage. Parking for several vehicles. High Laurel hedgerow. Stone built dwarf wall surround with a Cotswold laid pathway leading to front entrance door. Situated behind a small picket gate is an al fresco dining terrace laid to block paviour that benefits from the all day round south facing garden. Pedestrian access surrounding and around the property where there is a raised decked terrace and patio laid path leading to the formal lawns looking back onto the L shaped property. Attractive landscaped gardens. Paved and curved path. Wonderfully manicured hedgerows and mature trees including an attractive cherry blossom. Outside water tap and adolescent orchid to rear elevation. Five bar gate access off the main road.

### **Services**

The property is serviced by sunken LPG tank to front which fires the Worcester boiler in the utility room. Cesspit drainage. Mains electric and water.

### **Directions**

What3Words: ///bikes.engage.decay















FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 1,447 sq.ft. FLOOR 2 1,473 sq.ft.  
 TOTAL : 2,920 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) <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			
England & Wales		EU Directive 2002/91/EC	65

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

