



CAE NEWYDD
ST. NICHOLAS
CARDIFF CF5 6FF

OFFERS IN EXCESS OF
£700,000



FOUR BEDROOM DETACHED
HOUSE



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****RARELY AVAILABLE DETACHED HOUSE**** MGY are proud to offer for sale a superb detached house, set in the much sought after village of St Nicholas. This quiet location offers fantastic rural views. The spacious property briefly comprises of entrance hall, living room, large kitchen dining room and extra living space/family room, utility room, cloakroom, four double bedrooms, two en-suites and family bathroom. High specification throughout. The accommodation further benefits from uninterrupted rural and sunset views, Bi-folding doors, double glazing throughout, gas central heating, CCTV, a double garage, large landscaped rear garden and low maintenance front garden. Viewing highly recommended.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,744 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Tinkinswood Green development is a small village situated in a rural location, surrounded by the beautiful Vale of Glamorgan countryside. It has excellent links to the M4, Cardiff City Centre and amenities at Culverhouse Cross Retail Park. St Nicholas Primary School is within walking distance.

FRONT

Low maintenance front garden laid to lawn with paved pathway, leading to front entrance.

ENTRANCE HALL

Entered via uPVC door with obscure glass arched panels. Obscure double glazed uPVC windows to front. Spacious entrance hall. Tiled flooring. Wall mounted radiator. Alarm system. Carpeted stairway to first floor. Doors leading to lounge, kitchen/diner/living area, cloakroom and reception room.

LOUNGE

17' 7" x 11' 10" (5.37m x 3.63m)
Large double glazed uPVC Bay windows to front. Spacious living area. Porcelanosa tiled flooring. Wall mounted radiator. TV Aerial point. Telephone point.

KITCHEN

15' 1" x 11' 7" (4.62m x 3.54m)

A fantastic open plan 'Symphony' kitchen with ample natural daylight. Double glazed uPVC windows overlooking the rear garden. Porcelanosa tiled flooring. Large modern fitted kitchen with ample storage. 'Snowy Ibiza' wall and base units, with Quartz work surfaces incorporating two stainless steel sinks, with mixer tap and drainer. Built in AEG oven and additional built in AEG microwave/oven. Five ring gas hob with splash back and stainless steel extractor hood over. Integrated double fridge freezer and dishwasher. Spotlights. Door leading to utility room.

DINING AREA

14' 2" x 12' 9" (4.32m x 3.90m)

Double glazed uPVC Bi-folding doors, leading to rear garden. Ample natural daylight. Porcelanosa tiled flooring. Wall mounted radiator. Spotlights. Open plan living area to kitchen.

LIVING AREA

17' 7" x 11' 10" (5.37m x 3.63m)

Double glazed uPVC windows to rear. Ample natural daylight. Porcelanosa tiled flooring. TV Aerial point. Telephone point. Spotlights.

UTILITY ROOM

6' 2" x 5' 10" (1.90m x 1.79m)

Double glazed uPVC door, leading to rear garden. Porcelanosa tiled flooring. Base units, with work surfaces incorporating stainless steel sink. Space for washing machine and tumble dryer. Wall mounted cupboard, housing boiler. Wall mounted radiator. Extractor fan. Spotlights.

CLOAKROOM

7' 5" x 4' 6" (2.28m x 1.38m)

Modernised cloakroom. Floor to ceiling Porcelanosa tiles. Wall mounted wash hand basin with mirror over. W.C. Wall mounted radiator.



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FIRST FLOOR

Double glazed uPVC windows to front. Ample natural daylight and very spacious. Carpeted flooring. Wall mounted radiator. Storage cupboard, housing hot water tank. Doors leading to bedrooms and family bathroom. Access to insulated and part boarded loft space with fitted ladder.

MASTER BEDROOM

16' 9" x 11' 10" (5.12m x 3.63m)

Large double glazed uPVC Bay windows to front. Extremely spacious. Carpeted flooring. Large fitted floor to ceiling wardrobes. Wall mounted radiator. Door leading to;

EN-SUITE

8' 8" x 6' 5" (2.65m x 1.98m)

Modernised en-suite. Obscure double glazed uPVC windows to side. Floor to ceiling Porcelanosa tiles. Walk in double shower cubicle with rainfall shower and additional shower attachment. Inset storage with lighting. Vanity enclosed wash hand basin. Large wall mounted mirror. W.C. Heated towel rail. Shaver point. Extractor fan. Spotlights.

BEDROOM TWO

14' 0" x 10' 2" (4.29m x 3.11m)

Double glazed uPVC windows to rear with great uninterrupted rural views. Double bedroom which is currently used as a dressing room. Carpeted flooring. Large fitted floor to ceiling wardrobes. Wall mounted radiator. Door leading to;

EN-SUITE

7' 5" x 5' 1" (2.28m x 1.55m)

Modernised en-suite. Obscure double glazed uPVC windows to rear. Floor to ceiling Porcelanosa tiles. Walk in shower cubicle. Vanity enclosed wash hand basin. Large wall mounted mirror. W.C. Heated towel rail. Shaver point. Extractor fan. Spotlights.

BEDROOM THREE

11' 7" x 9' 10" (3.55m x 3.02m)

Double glazed uPVC windows to rear with great uninterrupted rural views. Double bedroom. Carpeted flooring. Wall mounted radiator.

BEDROOM FOUR

12' 2" x 8' 7" (3.72m x 2.63m)

Double glazed uPVC windows to rear with great uninterrupted rural views. Double bedroom. Carpeted flooring. Wall mounted radiator.

BATHROOM

8' 5" x 7' 10" (2.57m x 2.41m)

Modernised bathroom. Obscure double glazed uPVC windows to front. Floor to ceiling Porcelanosa tiles. Panelled bath, with shower over and glass shower screen. Vanity enclosed wash hand basin with mirror over. W.C. Heated towel rail. Extractor fan. Shaver point. Spotlights.

REAR GARDEN

Large landscaped rear garden with ample sun. South facing. Artificial grass with paved seating area, wooden boarder and fence surround. Two external power points. Outside tap. Side access and access from the dining area and utility room.

GARAGE

17' 1" x 11' 6" (5.23m x 3.52m)

Double garage, with electric door. Part converted to an additional reception room;

RECEPTION ROOM

15' 5" x 8' 2" (4.72m x 2.51m)

Carpeted flooring. Spotlights. Accessed from the entrance hall and garage.

DRIVEWAY

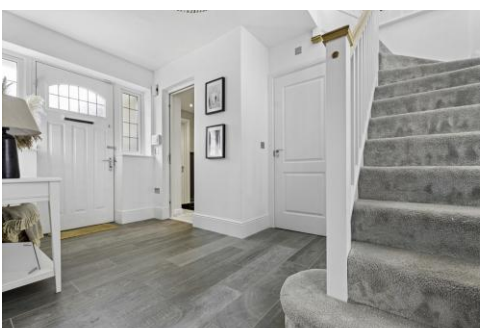
Large driveway, with space for two cars.

TENURE

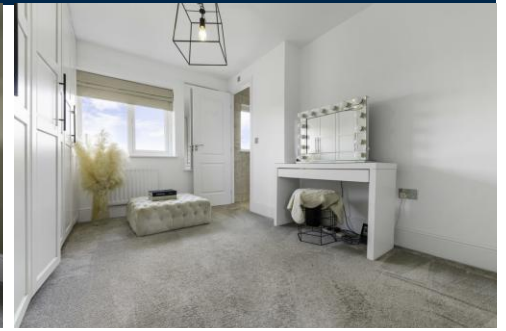
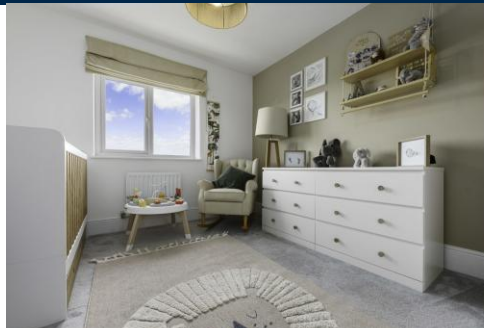
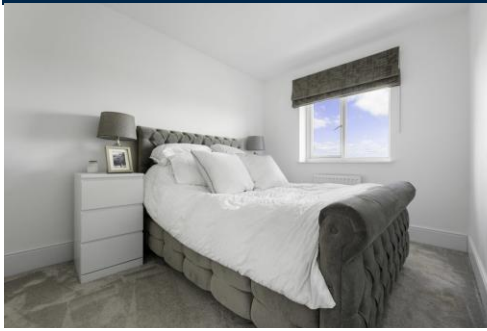
MGY are advised that the property is freehold.



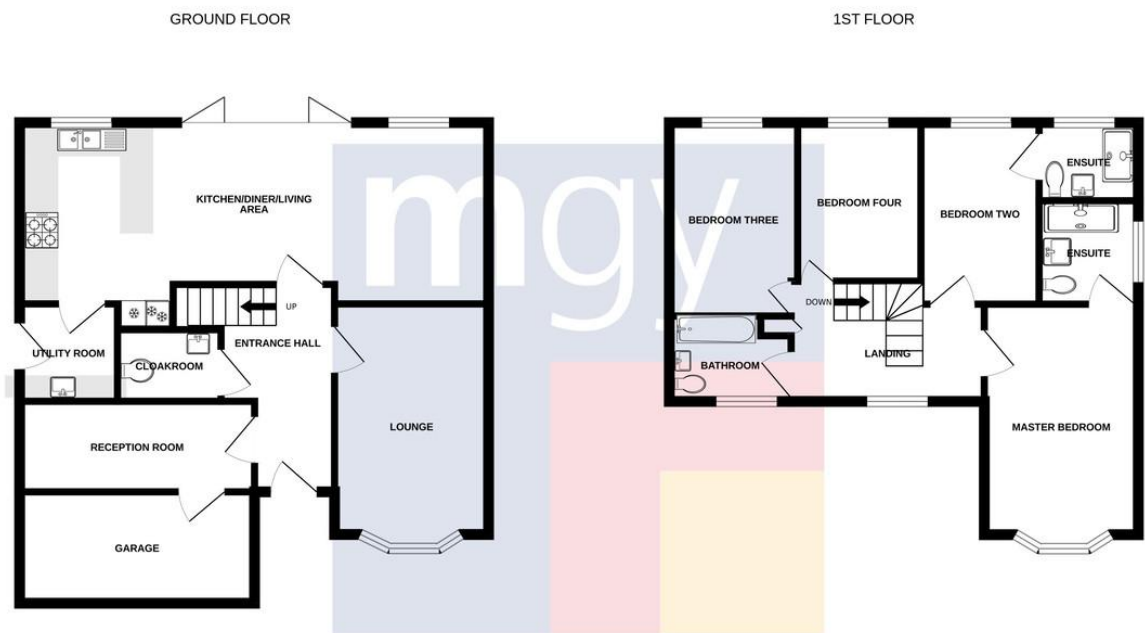
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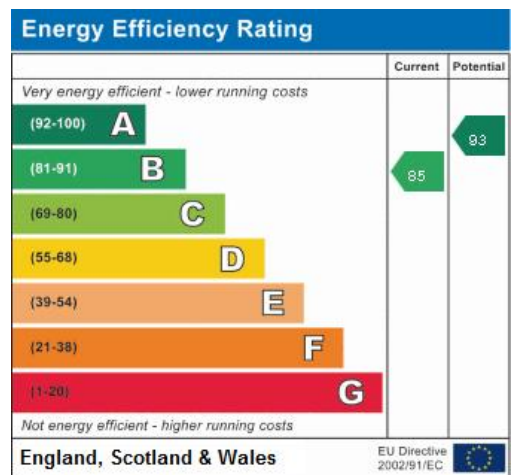
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