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Fernley  
St. Nicholas, Cardiff, South  
Glamorgan, CF5 6SG



# Fernley

Guide Price £825,000

Architect designed four double bedroom, 4 reception roomed detached, modern house with extensive parking, private gardens, well located in the popular village of St. Nicholas and exceptionally easy access to Cardiff to the East and former market town of Cowbridge to the West.

Attractively designed, spaciouly 4 bedroom detached family house remodeled and extended by an award winning architect

Large entrance hallway, living room, sitting room, study and dining room, open plan to kitchen, utility room and cloakroom, 4 double bedrooms, 3 en-suite and family bathroom, extensive parking area, detached stone garage and store, lawned paved and decked garden areas.

Easy access to Cardiff and convenient for the pretty former market town Cowbridge









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The accommodation which was designed and remodeled by the award winning architect Chris Loyn includes double glazed double doors from side screens to a dramatic and spacious HALLWAY with vaulted double glazed roof light windows over, quarter turn staircase to galleried landing and maple strip floor. Door to BOOT ROOM leading to CLOAKROOM containing lower level WC and freestanding wash hand basin on a timber stand, double opening from hallway to LIVING ROOM with matching maple strip floor, double glazed windows to front and side elevations, recessed lighting and wall mounted feature fireplace, separate FAMILY/SITTING ROOM also connecting to the kitchen with double glazed windows to elevations and maple flooring, glazed screen and door from hallway to STUDY/HOME OFFICE matching timber flooring and double glazed window to side elevation. DINING ROOM ceramic

tiled floor, double glaze French doors to decked and paved side garden, recessed lighting, door to hallway and large opening to KITCHEN, tiled floor, Ikea freestanding kitchen with wood block and metal worktops, inset 11/2 bowl sink and cupboards, stainless steel cooking range and extractor, double glazed window and door to UTILITY/BOILER ROOM, fitted base and tall wall cupboard with wood block work surfaces and stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, door and window to garden, twin mains gas combination boilers, tiled floor.

Staircase with glass balustrades into most attractive galleried LANDING area, walk-in airing cupboard with foam lagged cylinder tank, with loft hatch to large attic store and doors to BEDROOM 1 recessed ceiling and wall lighting, timber flooring and double glazed window to side garden, door to EN-SUITE BATHROOM bath with shower over, low level WC and wash hand basin, mosaic tiled walls and chrome heated towel rail. BEDROOM 2 double glazed window, recessed built in double wardrobe and door to EN-SUITE SHOWER ROOM wash hand basin

with fitted wall mirror, low level WC and fully tiled shower cubicle with folding entry door. BEDROOM 3 double room with windows to side and rear elevations, recessed built in double wardrobes and door to third EN-SUITE containing low level WC, wash hand basin with vanity cupboard, fully tiled shower cubicle with folding shower door, heated towel rail. GUEST BEEDROOM (BEDROOM 4) a large double with built in wardrobes to remain, double glazed windows to 3 elevations with views towards the church, adjacent to which is the FAMILY BATHROOM a white suite including bath, pedestal basin, low level WC and bidet, part tiled walls and chrome heated towel rail.

Outside a wide entrance leads into a substantial tarmacadam parking area with room for several cars, access to an original stone building with timber double gates to a SINGLE GARAGE and attached adjacent STORE, gate leads to the principally paved and decked seating area with deep flower beds and mature silver birch trees, there is a lawned garden area enclosed by mature laurel hedging with low maintenance slate graveled and enclosed by a substantial wall which extends back around to the entrance and driveway.

# AWAITING FLOORPLANS





### Directions

From Culverhouse cross take the A48 heading West towards Cowbridge, on entering the village take the third turning right (which leads towards the church), Fernley lies immediately on your right hand side.

What3Words: hours.these.forget

### Tenure

Freehold

### Services

Mains Water, Gas & Electric. Cesspit drainage.

Council Tax Band

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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**AWAITING EPC**

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