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9 Ger Y Llan

St. Nicholas

The Vale of Glamorgan

CF5 6SY



## 9 Ger Y Llan

Asking price **£775,000**

A substantial detached house of excellent proportions, with beautifully manicured gardens to front and rear, extensive driveway and double garage. Located in a quiet cul de sac in the heart of St Nicholas Village, close to the Church, open Countryside with Cowbridge and Cardiff easily reached.

Very well-proportioned accommodation throughout

Ground floor porch, entrance hall, WC, home office/ study, sitting room, kitchen/breakfast room, dining room and large conservatory

First floor landing, four double bedrooms one currently a studio, en-suite shower room and family bathroom

Mature, landscaped gardens to front and rear

Extensive driveway parking leading onwards to a double garage

Located in the heart of St Nicholas village with local school, church and open countryside, walkable

The wider amenities of Cowbridge, Cardiff and the M4 corridor easily reached









The property is accessed via French doors leading into a welcoming PORCH. A front door opens into the ENTRANCE HALL, which features a useful storage cupboard and provides access to all ground floor accommodation, as well as the staircase rising to the first floor. The SITTING ROOM is a spacious reception room, centred around a feature fireplace with a marble hearth and surround. Double doors open into the expansive, 33' CONSERVATORY which is flooded with natural light and enjoying garden views with windows, set of French doors and further single door that lead out to the enclosed rear garden.

The fully fitted modern KITCHEN/ BREAKFAST ROOM has been thoughtfully designed with a comprehensive range of wall and base units, butcherblock style low level peninsula with seating beneath, polished granite countertops and inset sink with Quooker instant boiling water tap. Integrated appliances to include a high level oven and grill, combination microwave oven and grill, induction hob, fridge, freezer, pantry cupboard, dishwasher and washing machine.

Adjacent to the kitchen is a sociable DINING ROOM with views to the front garden. Opposite lies a front HOME OFFICE/ STUDY that enjoys front garden views.

An oak and glass balustrade staircase rising from the entrance hall rises to the first floor LANDING, where a carpeted landing provides access to all bedroom accommodation and the loft hatch. The MASTER BEDROOM is a spacious double room with fitted mirrored wardrobes, carpeted and views through large windows over the rear garden. It benefits from a tiled, modern EN-SUITE complete

with a walk-in shower, pedestal sink with backlit LED mirror over and low level WC. BEDROOM TWO is another generously sized double, also featuring mirrored wardrobes and a rear-facing window. BEDROOM THREE is a comfortable double room with a front-facing window, while BEDROOM FOUR, currently used as a studio, also enjoys a front aspect and offers excellent flexibility.

Completing the upstairs accommodation is the FAMILY BATHROOM, fitted with a three-piece suite including a panelled bath with shower over, pedestal sink, and WC.

To the front of the property lies a well-kept walled grass lawn with planted borders with a sizeable paved driveway providing parking for numerous vehicles. This leads onwards to the front entrance and a double GARAGE with an electric 'up and over' door, power, lighting, a rear window and side door to the rear garden.

To the rear of the property is an enclosed, private garden, mainly laid to lawn with a large paved patio with established planting and fruit trees with a timber summerhouse and separate shed.







## Directions

From our Cowbridge office travel in an easterly direction, along the A48 towards Cardiff. Travel through the village of Bonvilston and continue into St Nicholas. Turn left immediately before the bus stop to the centre of the village and continue along this lane, to find Ger y Llan signposted and to your right. Turn into the street where after a short distance, No.9 will be on your right hand side.

What3words: proud.item.enter

## Tenure

Freehold

## Services

Mains gas, electricity, drainage and water  
Council Tax Band H  
EPC Rating C

Viewing strictly by  
appointment through  
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.







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