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51 Cae Newydd
St. Nicholas, The Vale of
Glamorgan, CF5 6FF

51 Cae Newydd

Guide Price £675,000

A modern Redrow built, Harrogate design, four double bedroom, detached family home with south facing rear garden, situated in the sought-after and conveniently located Vale village of St. Nicholas.

Modern detached Redrow built, executive family home

Presented and maintained to an extremely high standard with many additional optional extras

Peaceful head of cul-de-sac position

Impressive, open plan, kitchen/dining/living room and separate lounge

4 double bedrooms to first floor, bedroom 1 with dressing area plus en-suite shower room

Situated in the highly regarded and conveniently located village of St. Nicholas

Walking distance to primary school and Cowbridge comprehensive school catchment area.

South facing enclosed rear garden

Off-road parking for several vehicles in driveway and single garage

Viewings highly recommended





A rare opportunity to purchase a Redrow built, 'Harrogate' design, four double bedroom detached executive family home, the only one of its design, built on this most sought-after development. The property sits in an enviable, head of cul-de-sac position and boasts an enclosed south facing rear garden.

The accommodation, which is presented and maintained to an extremely high standard briefly comprises: A central entrance HALLWAY with stairs to first floor and high quality Amtico sun bleached, oak effect flooring which continues into the impressive open plan, kitchen/dining/living room. This light and airy space has a large picture window to front, plus French doors flanked by matching windows and a further window

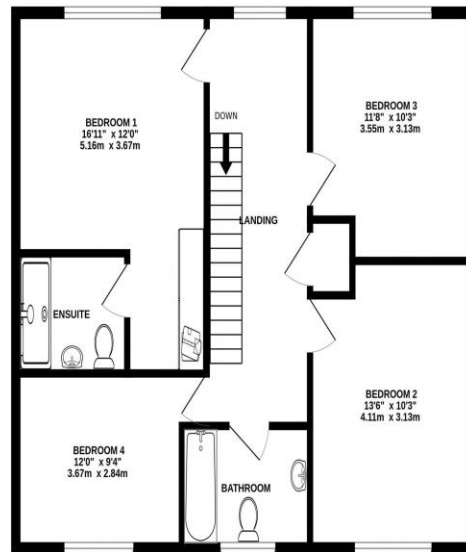
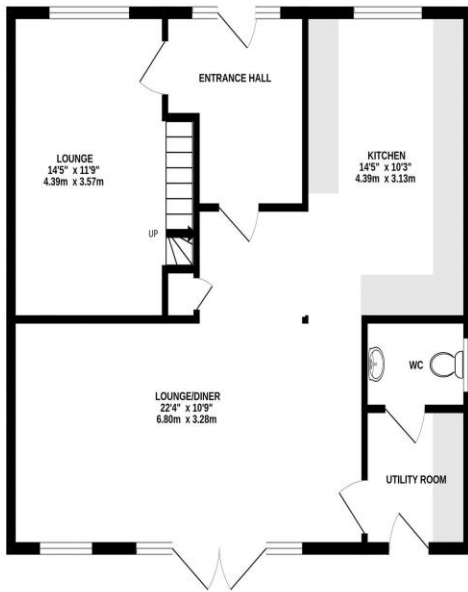
leading out to the south facing rear garden. Within the KITCHEN (10'3" x 14'5") is a fitted range of high gloss, cream, base, larder and wall mounted units with Bellagio stone, Blanco Norte worksurfaces. Integrated appliances include double oven, gas hob with cooker hood over, fridge/freezer and dishwasher. The UTILITY ROOM (6'6" X 6'7") has a continuation of the same flooring and base units as the kitchen with space and plumbing for washing machine and tumble dryer, pedestrian door to rear garden plus further door into a ground floor CLOAKROOM (6'6" X 3'8") housing a white two piece suite. Off the hall is the LOUNGE (14'5" X 12') which benefits from a large picture window to front.

The first floor LANDING (6'6" X 19'5") with window to front plus loft inspection points and built in airing cupboard, gives access to the bedroom accommodation. The property offers four generous sized double bedrooms. BEDROOM 1 (12'2" x 10'3" plus dressing area) benefits from a dressing area with a fitted range of 'Hammonds' wardrobe units plus an EN-SUITE SHOWER ROOM (5'6" X 7'1") with white three-piece suite, fitted rainfall shower and benefiting from Porcelanosa tiling to walls and floor. Bedrooms 1 and 3 (12'1" x 10'1") are located at the front of the property with BEDROOMS 2 (10'1" x 13'5") and 4 (9'5" x 11') at the rear, enjoying the views over the garden. The family BATHROOM offers a white three-piece suite, which includes a mains power shower over a panel bath.

Outside, to the side of the property is a driveway offering parking space for three vehicles ahead of a single GARAGE/ WORKSHOP (19'7" x 10'1") which benefits from power and lighting and has storage space in the roof trusses. To the front of the property is a flagstone laid pathway and low maintenance forecourt Garden. To the rear is an enclosed south facing garden with an Indian sandstone laid patio extending out onto a level lawn with shrub and plant borders.

GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.

1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 1451 sq.ft. (134.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Cowbridge travel east, along the a 48 through Bonvilston, and into the village of St. Nicholas. Pass through the traffic lights and take the first left hand, turning into Cae Newydd. Proceed into the development. Turn left immediately right, left and right again, follow the road as it bears left and number 51 will be found at the far end, on the left-hand side.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
 Council Tax Band G
 EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	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.

