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Kinfauns
Cowbridge Road
St. Nicholas,
The Vale of Glamorgan,
CF5 6SH

Kinfauns

Asking price **£645,000**

A stylish detached four bedroom detached family home with approved planning to enhance further with a double storey linked annex, set in a private plot in the highly sought after Vale village of St. Nicholas.

Well-proportioned living accommodation with great versatility throughout

High quality modern Magnet kitchen with Integrated 'Miele' appliances

Approved planning permission to create a linked annex offering two storey accommodation

Fully enclosed, landscaped rear garden

Established hedge lined front with a lovely sense of arrival off a private driveway with ample parking

Conveniently located with great connectivity to Culverhouse Cross, M4, city of Cardiff and Cowbridge alike





Painted solid timber front door with decorative insert opens to a welcoming ENTRANCE HALL with a striking timber and glazed staircase and half galleried landing drawing in an abundance of natural light from the front elevation. A useful WC is accessible just off with stylish tiling to the lower walls, fitted sink and WC with frosted window over.

Further accommodation to the front comprises the main LIVING ROOM enjoying a dual aspect to front and back with high quality wooden floor (that runs through most of the ground floor), inset wood burner with floating mantle over and French doors linking the garden and house well. An additional SITTING ROOM could lend itself to a play room or home office has a large side window to the front with fitted wooden flooring, central light.

An internal glazed door through to the DOUBLE GARAGE with power, lighting, rafter storage, window to side with rubber mat flooring fitted to the gym area.

The accommodation continues to the back of the home with a highly sociable modern KITCHEN/ DINER to the rear with 'Miele' appliances fitted into a run of sleek, handle-less kitchen cabinetry extending to a peninsula with multiple LED lights fitted and enjoying views and direct access to the rear garden. A UTILITY ROOM, fitted in the style of the kitchen, provides additional storage with plumed provision for white goods, door to the side and access to the Worcester boiler.

The first floor LANDING is a very bright space with a stylish half galleried landing and large window to the front enjoying partial countryside views. BEDROOM

ONE is a sizable double bedroom with LED spotlights fitted, large window over to the rear garden with an integrated run of wardrobes and a fully tiled, travertine EN-SUITE SHOWER ROOM just off comprising a double shower enclosure, mains fed with rainfall shower over, WC to the side and frosted window above, ceramic wash hand basin with mixer tap over and chrome towel rail. BEDROOM TWO lies to the rear of the property and is a generous double with fitted spotlights, a run of wardrobes to remain and views out to the back garden. BEDROOM THREE is a small double (currently configured as a single) with large window to the front elevation and fitted ceiling light. BEDROOM FOUR has fitted carpet,

pendant ceiling light and window to the back garden. The main FAMILY BATHROOM, again travertine tiled, comprises a modern three-piece suite, wall hung wash and basin with WC to the side and frosted window to the front.

An established tree-lined frontage with central shared driveway leads onwards to the private drive of the property, with a lawn. The driveway that can accommodate multiple vehicles leads onward to the garage and house.

To the rear of the property, a landscape garden comprises a sizable decked area, ideal for entertaining and runs onto a level lawn with fencing to all boundaries.





Directions

From Cowbridge travel east along the A48, Proceed through Bonvilston and into St. Nicholas, passing through the traffic lights pass the turning left for Cae Newydd where the driveway for Kinfauns will be immediately to your left as indicated by or 'For Sale' board. What3words: client.transfers.wiser

Tenure

Freehold

Services

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

Viewing strictly by appointment through
Herbert R Thomas

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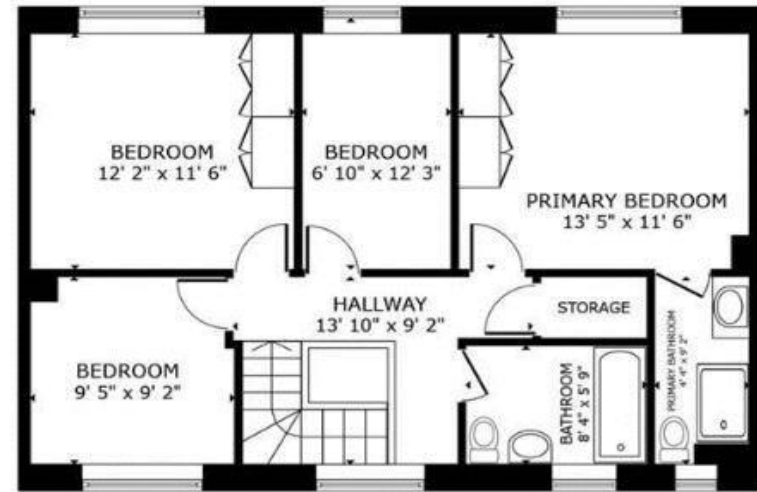
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.





GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 821 sq.ft. FLOOR 1 716 sq.ft.
 EXCLUDED AREAS : GARAGE 293 sq.ft.
 TOTAL : 1,537 sq.ft.

