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Homes House

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Grants Field, The Downs
St. Nicholas,
Cardiff CF5 6SB

Guide Price £685,000 to £695,000
Freehold

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Overview

- NO CHAIN - 4/ 5 BED DETACHED RESIDANCE
- GATED ENTRY - BEAUTIFUL WRAP AROUND LANDSCAPED GARDENS
- REFURBISHED 'HERRINGBONE DESIGN' PARQUET FLOORING
- SITTING ROOM & GAMES ROOM
- OPEN-PLAN LIVING/ DINING & KITCHEN
- DOUBLE DETACHED GARAGE WITH EXTENDED WORKSHOP
- UTILITY & CLOAKROOM
- BRICK PAVED DRIVEWAY FOR MULTIPLE VEHICLES
- MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE
- 2nd DOUBLE BEDROOM WITH EN-SUITE



Guide Price: £695,000

Welcome to Waverley; the perfect blend of countryside charm and modern convenience situated in St. Nicholas. St. Nicholas is renowned for its picturesque landscapes, green fields, and tranquil atmosphere. The village exudes a sense of community and offers a peaceful retreat from the bustle of city life.

The Property comprises in brief; Entrance Hallway, Open-Plan to the Stylish Living/Dining & Modern Fitted Kitchen, there is a Spacious Sitting Room and a 3rd Reception/ Games Room all with Herringbone Design Parquet Flooring, Utility Room & Cloakroom complete the Ground Floor. To the First Floor is a Great Storage Area off the Landing, a Master Bedroom Equipped with a Large Dressing Room & Stylish En-Suite. The 2nd Double Bedroom also enjoys an En-Suite/Wet Room, a Further Two Double Bedrooms, and a Modern Family Bath & Shower Room with Separate W.c. complete the First Floor of this Beautiful Property. Landscaped Gardens Wrap Around Whole Property Achieving Most of the Cardinal Directions. The Large Brick Paved Driveway Holds Multiple Vehicles and Leads up to the Double Detached Garage with Remote Roller Shutter Doors with an Added Workshop to the Side of the Garage.

FREEHOLD.

EPC Rating = D. Council Tax = C.

Mains Electricity, Water & Cesspit. Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



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Entrance Hallway - 23' 0" x 6' 0" (7.01m x 1.83m) Enter via uPVC Door & matching window to front, refurbished woodblock 'herringbone design' parquet flooring, radiator, Opens to;

OPEN-PLAN - Re-Fitted Kitchen - Dining Area & Lounge - 33' 6" x 12' 0" (10.20m x 3.65m) Lounge & Dining Area: Refurbished woodblock 'herringbone design' parquet flooring, multi-fuel stove, bi-folding doors & large matching window to front, radiator, inset spots to ceiling. Kitchen - Fitted with matching wall & base units, granite tops over, integrated fridge & freezer, dishwasher, 2x built in electric ovens, central island with built in 5x ring gas burner. sink & quarter bowl with mixer tap. 3x uPVC D/g windows to side & rear, uPVC half-glazed door to rear garden. inset spots to ceiling.

Sitting Room - 19' 0" x 12' 2" (5.79m x 3.71m) Refurbished woodblock 'herringbone design' parquet flooring, log burning stove, 2x uPVC D/g windows to front & rear, uPVC D/g Bay window to side, radiator, wall lights.

Games Room - 13' 1" x 11' 0" (3.98m x 3.35m) Refurbished woodblock 'herringbone design' parquet flooring, uPVC D/g window to rear, French doors to side, radiator & inset spots to ceiling.

Utility Room - 8' 0" x 5' 0" (2.44m x 1.52m) Tiled flooring, houses washing machine & tumble-dryer, wall mounted Vaillant combi-boiler, uPVC D/g window to side.

Cloakroom/W.c - 5' 0" x 3' 7" (1.52m x 1.09m) Tiled flooring, W.c & circular wash hand basin set in vanity units, tiled walls.

First Floor Landing - L-Shape - 19' 0" max x 3' 7" max (5.79m x 1.09m) Fitted carpet, opens to storage area, hatch to loft space.

Master Bedroom - 12' 0" x 11' 0" (3.65m x 3.35m) Fitted carpet, uPVC D/g windows to side & rear, radiator, insets spots to ceiling.

Dressing Room/ Bedroom 5 - 11' 0" x 8' 2" (3.35m x 2.49m) Fitted carpet, uPVC D/g windows to side, radiator, fitted wardrobes.

En-Suite 2 - 7' 9" x 5' 0" (2.36m x 1.52m) Tiled flooring, fully tiled walk-in-shower, mixer shower, dual rainfall & handheld shower heads in Gold, wash hand basin with Gold mixer tap, close-coupled W.c, walls tiled up to half-height, uPVC obscured D/g window to side, modern bar radiator.

Bedroom 2 - 14' 1" x 12' 0" (4.29m x 3.65m) Fitted carpet, uPVC D/g window to side, radiator, wall lights.

En-Suite/Wet Room - 7' 10" x 5' 0" (2.39m x 1.52m) Tiled flooring with drainage, Walk-in-shower, wash hand basin with mixer tap & vanity cupboard, close-coupled W.c, chrome ladder radiator, inset spots, shaver point, extractor fan.

Bedroom 3 - 12' 0" x 9' 0" (3.65m x 2.74m) Fitted carpet, uPVC D/g windows to front & side, radiator, recess with fixed shelving.

Bedroom 4 - 10' 0" x 9' 0" (3.05m x 2.74m) Fitted carpet, uPVC D/g window to front, radiator.

W.c - 5' 1" x 3' 0" (1.55m x 0.91m) Tiled floor & walls, W.c encased with push button flush.

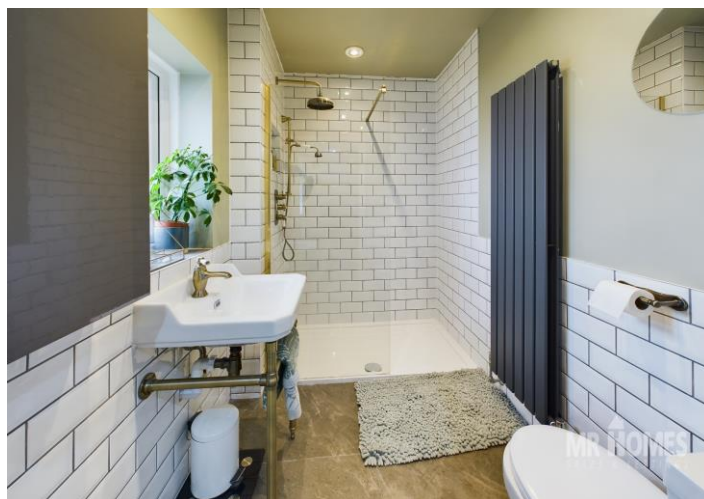
Family Bath & Shower Room - 9' 10" x 6' 0" (2.99m x 1.83m) Tiled floor & walls, freestanding bath with hot & cold taps over, walk-in-shower, mixer shower, dual rainfall & handheld shower heads, oval wash hand basin with mixer tap & marble top, modern chrome bar radiator, uPVC obscured D/g window to side, inset spots to ceiling.

Beautiful Wrap Around Landscaped Gardens with Fishpond Feature. The Side Garden faces South- West, The Front Garden faces South, The Rear Garden faces North-West & North-East.

Private 'Gated' Driveway - Brick-Paved Space to Hold Multiple Vehicles

Detached Double Garage - Pitched Roof - 18' 0" x 17' 4" (5.48m x 5.28m)

2x Remote Roller Shutter Doors, RCD Consumer Unit, PowerPoints, Lighting, 2x Windows to Side & Rear. **Garage Extension / Workshop** 17' 0" x 9' 6" (5.18m x 2.89m) PowerPoints & Lighting, 2x Windows to Side.



The area offers a variety of local amenities including quaint shops, cosy cafes, and traditional pubs. The village is well served with essential services such as a post office, convenience stores, and medical facilities.

Residents can take advantage of the beautiful walking and cycling routes along with local sports facilities including golf courses and tennis clubs. Families will be pleased to learn that there are quality schools in close proximity; St. Nicholas Church in Wales Primary School and Cowbridge Comprehensive School. For those seeking private education, prestigious institutions such as Howell's School and Cardiff Sixth Form College are easily accessible from St. Nicholas. Waverley benefits from excellent road connections. The A48 provides direct routes to Cardiff and Bridgend. With its prime location, excellent schools, and outstanding transport links, Waverley at The Downs, St. Nicholas, is the ideal place to call home.

Early Viewing Highly Recommended Contact Us On: 02920 204 555 option 2

To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a Member of the Sales Team.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST...
PLEASE CONTACT MR HOMES: 02920 204 555 option 4

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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