



Blacksmiths House Cowbridge Road
St Nicholas, Vale of Glamorgan, CF5 6SH

Watts
& Morgan



Blacksmiths House Cowbridge Road

St. Nicholas CF5 6SH

£345,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A detached, period property to the centre of St. Nicholas Village, mid-way between Cardiff City Centre and Cowbridge Town. Family accommodation includes: living room, dining room, kitchen and ground floor shower room. To the first floor: three bedrooms, one of these with en suite bathroom. Paved off-road parking area leading in turn to a garden space with store shed to remain. Cowbridge Comprehensive School catchment. No onward chain.

EPC rating: D

Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: **Cowbridge**

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Summary of Accommodation

ABOUT THE PROPERTY

- * Blacksmiths House is a Victorian property located to the centre of St. Nicholas Village, approximately mid-way between Cardiff City Centre and Cowbridge Town.
- * As its name implies, it was the home for the village blacksmiths which was located next-door.
- * It offers spacious accommodation with considerable potential to further improve and extend (subject to any appropriate any regulations).
- * An entrance door, to the eastern elevation, leads to a hallway skirting past a dining room / second reception room and leading to the largest living room.
- * The family lounge includes a timber fire surround with scope to re-instate a working fire (subject to any regulations).
- * This multi-purpose room has a window to the side elevation and a door to the kitchen to the rear; an inner hallway leads to the ground floor shower room and a staircase to the first floor.
- * The kitchen to the rear includes a range of units with plumbing for washing machine and space a free-standing oven and hob (to remain)
- * The ground floor shower room includes a walk-in shower area, WC and hand basin.
- * To the first floor there is a landing area with doors leading to the three bedrooms.
- * The largest of the bedrooms has two windows to one side
- * Of the other two bedrooms, one has its own en suite bathroom.



ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Council Tax: Band G

Ground Floor

Approx. 70.9 sq. metres (762.9 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.3 sq. feet)

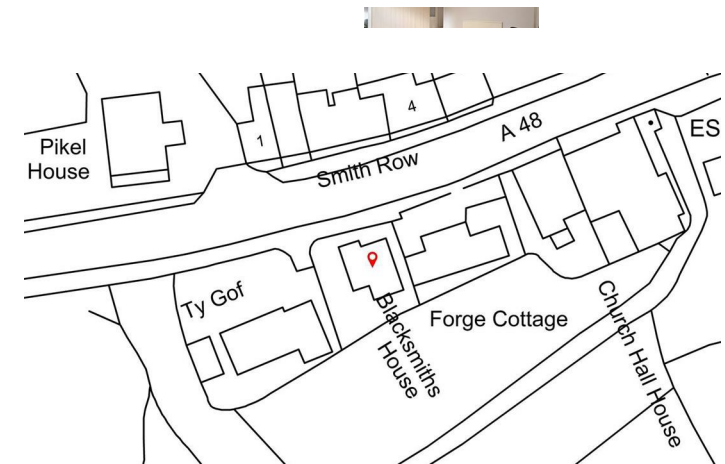


Total area: approx. 106.4 sq. metres (1145.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Garden & Grounds

- * The property itself fronts onto the Cowbridge Road / the A48, running from Cardiff towards Cowbridge.
- * A waist high wall divides the property from its pavement frontage.
- * To the western side of the property there is an off-road pull-in leading to a paved parking area with space for at least three cars
- * This leads, in turn, to a garden space with a path to one side linking to the rear entrance hallway and kitchen.
- * The path encircles the property.
- * Adjoining the rear elevation of the property is an outside WC and also a store.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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