



Green Meadow, Cowbridge Road  
St Nicholas, CF5 6SH

Watts  
& Morgan







# Green Meadow, Cowbridge Road

St Nicholas, Vale Of Glamorgan, CF5 6SH

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## Guide Price £625,000 Freehold

4 Bedrooms | 1 Bathroom & 2 WC | 4 Reception Rooms

A substantial, detached four bedroom property located in the popular Vale village of St Nicholas. Offering superb road links to Cardiff, Cowbridge and the M4. Approx 3000 sq ft of accommodation to include; porch and large entrance hallway, lounge, office, kitchen, dining room and large orangery. Also, downstairs WC, utility room and laundry room. The ground floor also benefits from a large double bedroom with adjacent modern shower room. To the first floor, three further bedrooms and a WC. Gated large driveway to the front with an integral garage. Landscaped rear garden. Full planning permission in place to re-model and increase the first floor.

No ongoing chain. EPC Rating; 'D'.



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### Directions

Cowbridge Town Centre – 6.4 miles

Cardiff City Centre – 8.5 miles

M4 Motorway – 3.0 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### ABOUT THE PROPERTY

Green Meadow is a substantial detached property located to the centre of St. Nicholas Village, approximately mid-way between Cardiff City Centre and Cowbridge Town, and within catchment of Cowbridge Comprehensive School.

Offering flexible living throughout with further scope to remodel and modernise, and full planning permission in place to extend predominately to the first floor (application reference 2023/00138/FUL via the Vale Of Glamorgan Planning Portal).

A porch area and large hallway provides the entrance to Green Meadow, which provides a carpeted staircase to the first floor and all doors lead to the primary reception rooms.

The ground floor presents a generous L-shaped lounge with central electric fire, and a deep broad bay window to the front aspect. This room leads to a separate home office / versatile reception space, which has access to the integral garage space.

The kitchen is adjacent to the lounge, fitted with traditional pine wall and base units and complementary work surfaces. This room has access into the large separate dining room and opens seamlessly into the orangery which is a superb addition to the property. The orangery has two sets of French doors which lead onto the garden and can be accessed from the lounge, kitchen and dining room linking each room to one another, which is ideal for entertaining.

The ground floor further offers a utility room which houses the gas boiler, a cloakroom w/c and a separate laundry room with access to the garden.

The largest bedroom to this substantial property is on the ground floor, and is fitted with quality parquet wood flooring and has a range of fitted wardrobes to remain.

Adjacent to this double bedroom is a modern, and very large, shower room with walk-in shower.

To the first floor landing there are two large eaves storage spaces and a WC. Three bedrooms are located to the first floor - two being double rooms and offering eaves walk-in-storage, and one single room.



## GARDENS AND GROUNDS

Green Meadow fronts onto the Cowbridge Road / the A48, running from Cardiff towards Cowbridge. An electrically-gated entrance opens onto a block paved driveway which provides parking for several vehicles. Beyond the driveway is an integral single garage with electric up and over door.

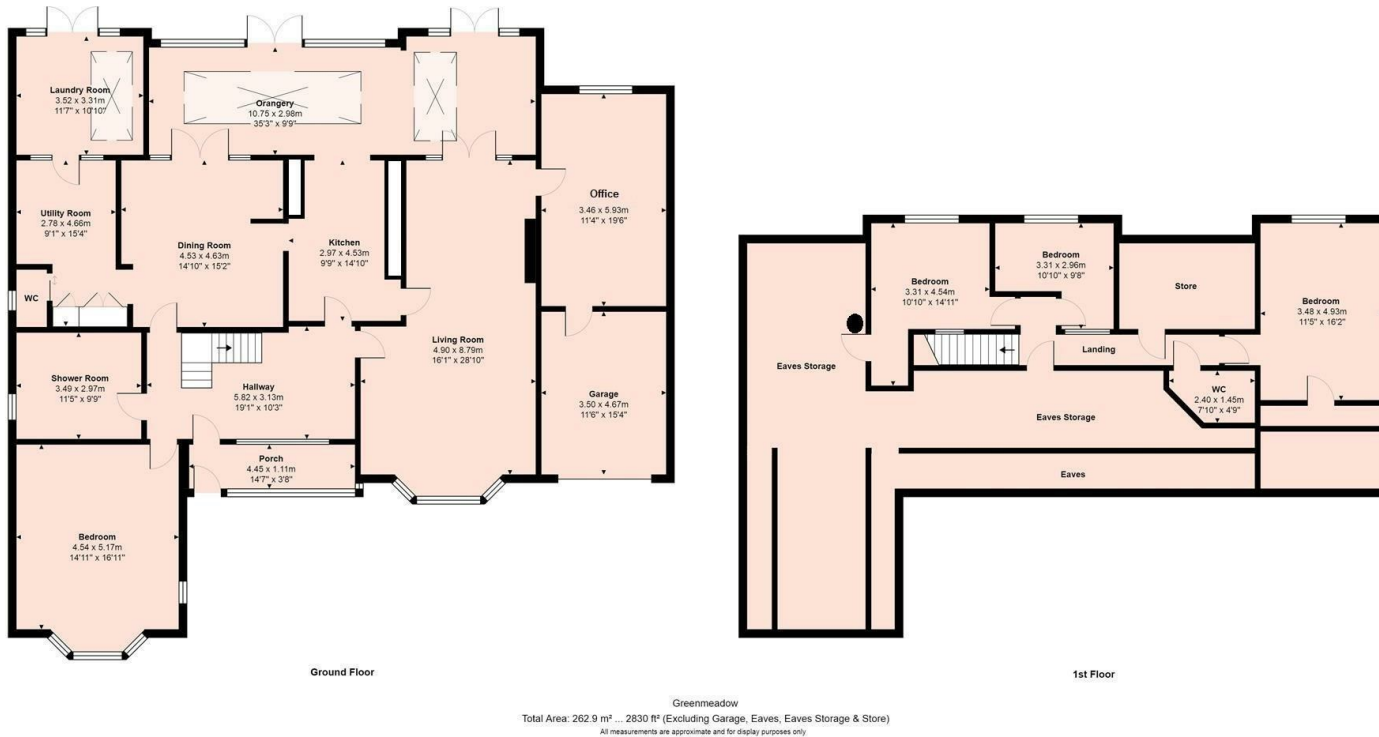
The fully enclosed frontage is predominantly laid to lawn, and access to the rear is either side of the property.

The landscaped rear garden enjoys a westly-aspect and offers several paved areas, and a lawn section.

## ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Council tax band tbc.

Full planning permission in place (2023) to re-model and extend (reference 2023/00138/FUL).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Scan to view property

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.





1. Ground Level

1:100

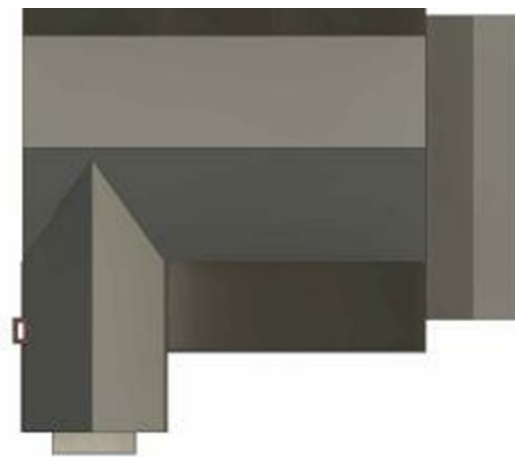
AS SHOWN ON THIS DRAWING ONLY



2. First Floor

1:100

AS SHOWN ON THIS DRAWING ONLY

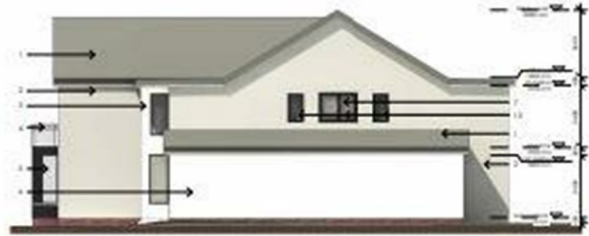


Roof Level

1:100

AS SHOWN ON THIS DRAWING ONLY

- 1. Area Bath and Day
- 2. Kitchen and/or in white ceramic
- 3. Floor finish in white ceramic tiles in grey stone finish
- 4. Glass fronted door in white ceramic
- 5. Kitchen cabinets in dark wood finish
- 6. Wood Cladding on exterior wall facing Garage
- 7. All exterior window frames finished in dark grey PVC
- 8. Base exterior wall finish in grey stone
- 9. Front Garden in dark grey stone
- 10. Stone in walling based on site in dark grey stone
- 11. Stone in walling based on site in dark grey stone
- 12. Area glass and stone with open access to rear area
- 13. Proposed bathroom window frame in grey stone



1. East Elevation

1:100

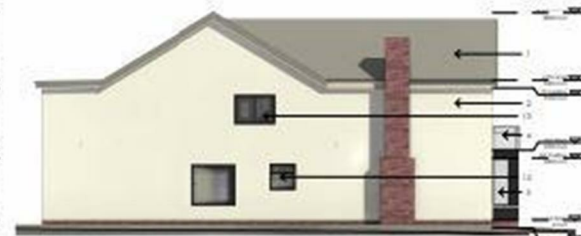
AS SHOWN ON THIS DRAWING ONLY



3. South Elevation

1:100

AS SHOWN ON THIS DRAWING ONLY



Front View

AS SHOWN ON THIS DRAWING ONLY



Rev #	Date	Description

Client: G. Edwards & H. Williams  
 Address: 101 Park Road, Penarth  
 Date: 07/11/17  
 Scale: 1:100  
 Drawn by: R. Hughes  
 Checked by: R. Hughes

Project: 17-0001  
 Date: 07/11/17  
 Scale: 1:100  
 Drawn by: R. Hughes  
 Checked by: R. Hughes

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