



Green Meadow, Cowbridge Road
St Nicholas, CF5 6SH

Watts
& Morgan



Green Meadow, Cowbridge Road

St Nicholas, Vale Of Glamorgan, CF5 6SH

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'.

Directions

Cowbridge Town Centre – 6.4 miles

Cardiff City Centre – 8.5 miles

M4 Motorway – 3.0 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





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.

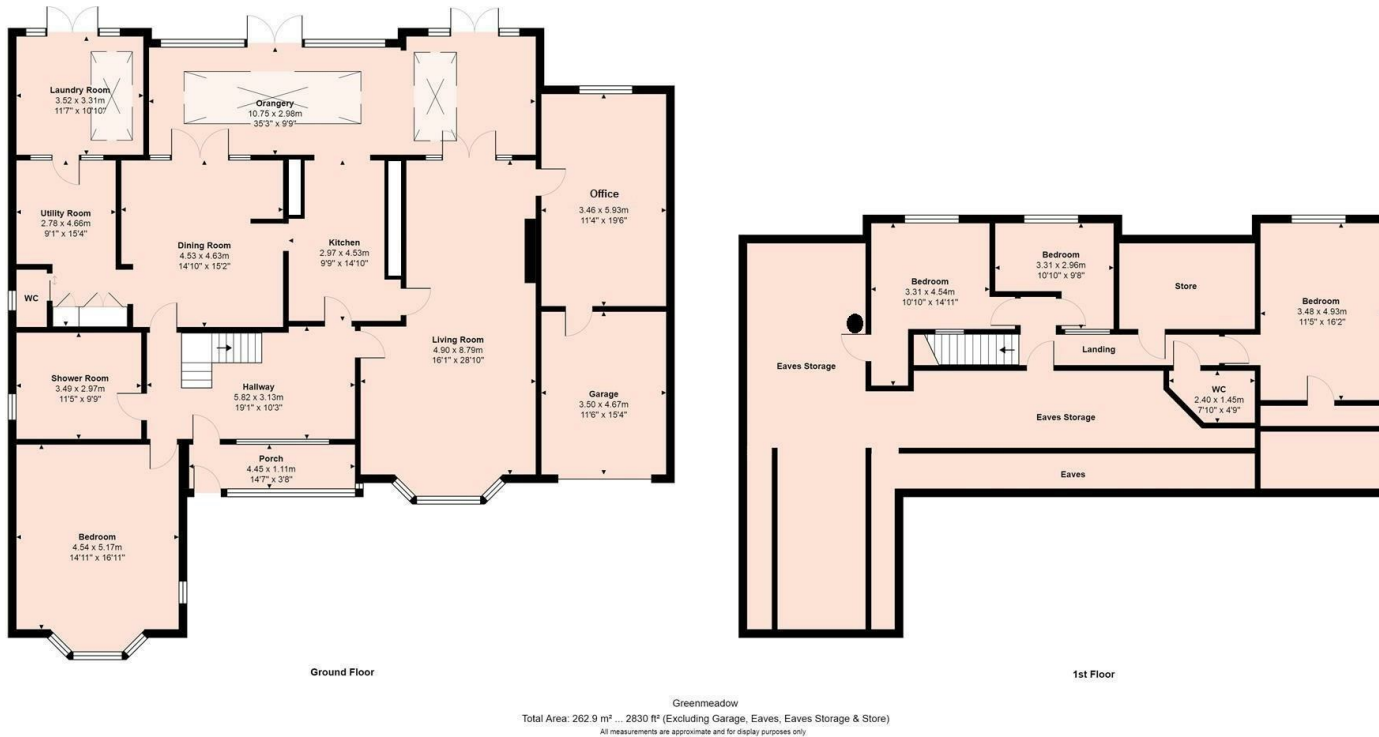
The fully enclosed frontage is predominantly laid to lawn, and access to the rear is either side of the property.

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			
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.



1. Ground Level

1: 100

AS SHOWN FROM EXISTING BUILDING



2. First Floor

1: 100

AS SHOWN FROM EXISTING BUILDING

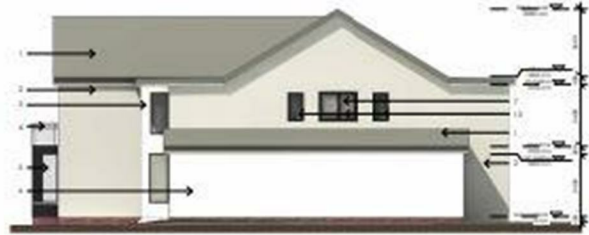


Roof Level

1: 200

AS SHOWN FROM EXISTING BUILDING

- Area: Bath and Day
1. Bath and Day
 2. Bath and Day
 3. Bath and Day
 4. Bath and Day
 5. Bath and Day
 6. Bath and Day
 7. Bath and Day
 8. Bath and Day
 9. Bath and Day
 10. Bath and Day
 11. Bath and Day
 12. Bath and Day
 13. Bath and Day
 14. Bath and Day
 15. Bath and Day
 16. Bath and Day
 17. Bath and Day
 18. Bath and Day
 19. Bath and Day
 20. Bath and Day



1. East Elevation

1: 100

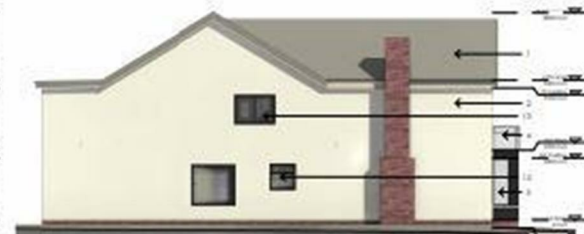
AS SHOWN FROM EXISTING BUILDING



3. South Elevation

1: 100

AS SHOWN FROM EXISTING BUILDING



Front View

AS SHOWN FROM EXISTING BUILDING



Rev	Date	Description
0		Issue for Planning

Client: G. Edwards & H. Edwards
 Address: 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Bridgend
 T 01656 644 288
 E bridgend@wattsandmorgan.co.uk

Cowbridge
 T 01446 773 500
 E cowbridge@wattsandmorgan.co.uk

Penarth
 T 029 2071 2266
 E penarth@wattsandmorgan.co.uk

London
 T 020 7467 5330
 E london@wattsandmorgan.co.uk

Follow us on
  

Watts & Morgan

R. Hughes Designs