



4 Campbell Court
St Nicholas, Vale Of Glamorgan, CF5 6BF

Watts
& Morgan



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Guide Price £825,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Porch • Hallway • Cloakroom • Lounge • Second sitting room / Study • Kitchen-living-dining room • Utility room

Master bedroom with en suite shower room and walk-in wardrobe • Second, en suite guest bedroom • Three further bedrooms • Family bathroom

Driveway parking • Integral double garage • West facing rear garden with lawn and patio

EPC rating: B85

Directions

Cowbridge Town Centre – 6.5 miles

Cardiff City Centre – 6.3 miles

M4 Motorway – 5.1 miles

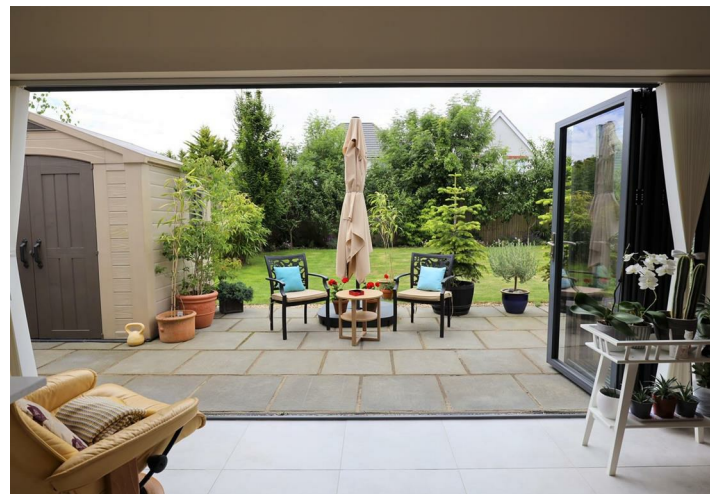
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Summary of Accommodation

Situation

The village of St Nicholas, which is about 1 mile, is situated between the City of Cardiff and the Historic market town of Cowbridge, and lies on the A48 road which serves The Vale of Glamorgan. St Nicholas has long been regarded as one of the Vale of Glamorgan's most sought after residential areas, amidst gently rolling countryside, yet with convenient access to Cardiff and transport networks. At the nearby Culverhouse Cross there is an out-of-town shopping centre which includes Marks and Spencer, Tesco and other National retail outlets.

About The Property

- * Midway between Cardiff and Cowbridge, a sizeable family home with five double bedrooms
- * Finished in a modern style throughout with quality contemporary fittings including 'Porcelanosa' tiles and bathrooms
- * Ground floor hallway with cloakroom and tiled floor extending into kitchen-dining room
- * Lounge, looking to the front of the property, with wooden flooring and stylish, contemporary gas fire
- * Second sitting room, currently used as a home study, with wooden flooring and looking out over the rear garden
- * Very generous kitchen-living-dining space with plenty of room for a dining table and additional seating
- * Stylish kitchen with a good range of storage units and appliances to remain including: AEG induction hob, oven, microwave, wine cooler and fully integrated larder fridge, freezer and dishwasher.
- * An island unit extends to form a breakfast bar
- * Bi-fold doors from the kitchen open to the west facing garden
- * Adjacent utility room has space / plumbing for a washing machine and a drier; a door opens to the garden
- * Master bedroom with en suite shower room and also 'walk in wardrobe', fitted with a range of shelves with hanging beneath
- * Second, guest bedroom with wardrobe and en suite shower room
- * Three further double bedrooms and a family bathroom with bath and separate shower



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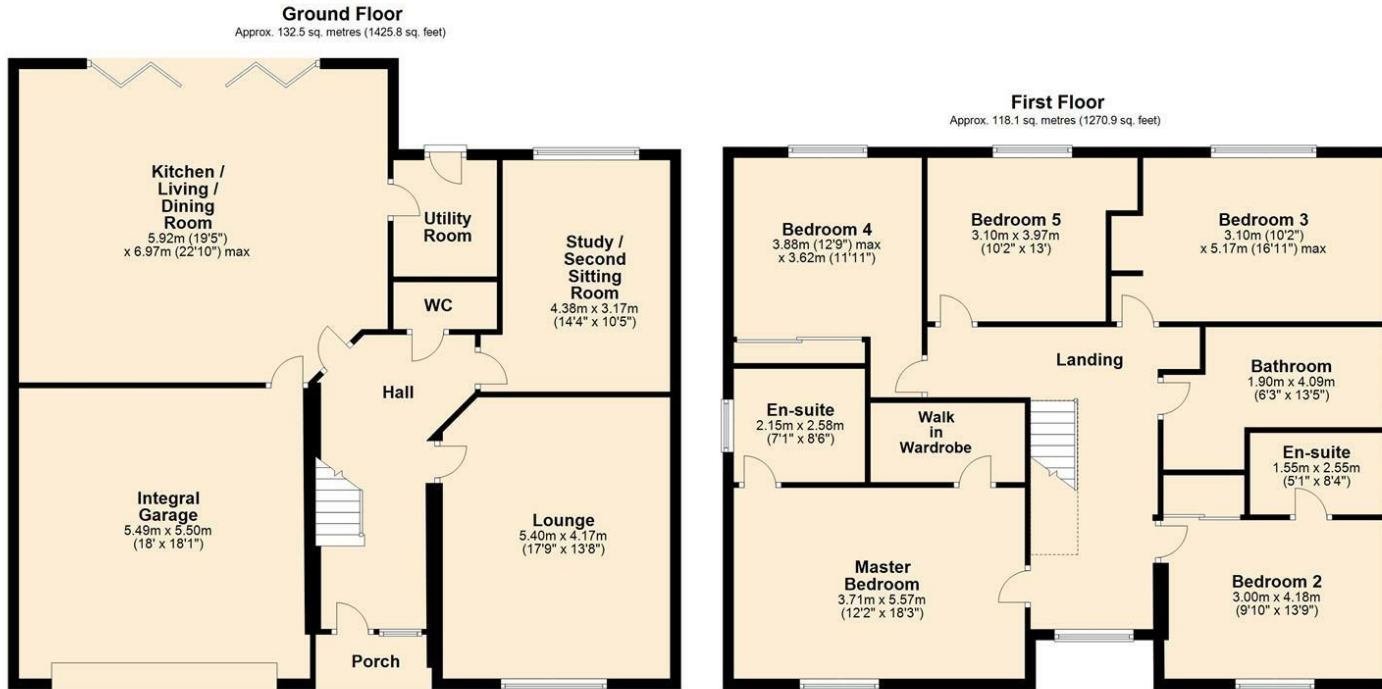
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Garden & Grounds

- * Driveway parking for 2 cars side by side
- * Entrance into the integral double garage by remote control, electric door
- * Path to one side of property leads, through a gated entrance, into the rear garden
- * Wonderful, west facing garden to rear enclosed by timber fencing
- * Broad, paved patio – running the width of the plot - accessed from the kitchen via bi-fold doors leads, in turn, onto a larger area of lawn

Additional Information

Freehold. All mains services connect to the property. Gas-fired central heating.



Total area: approx. 250.5 sq. metres (2696.8 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



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