



Coed Deryn, Church Lane
St Nicholas, Vale Of Glamorgan, CF5 6SG

Watts
& Morgan



Coed Deryn, Church Lane,

St Nicholas, Vale Of Glamorgan, CF5 6SG

Guide Price £615,000 Freehold

4 Bedrooms | 1 Bathroom | 2 Reception Rooms

A delightful, four bedroom, double-fronted detached property within the heart of St. Nicholas. Deceptively spacious family home overlooking the Church, within walking distance to the local Primary School and Duffryn Gardens. Also with good road links to Cardiff and the M4. Accommodation to include; entrance porch, bay-fronted lounge, family room, ground floor cloakroom/WC, kitchen-dining room with patio doors and large utility. First floor landing with three double bedrooms, fourth single room and family bathroom with separate WC. Fully landscaped front and rear lawned gardens, long private driveway parking.

EPC Rating; D.



Directions

Cowbridge Town Centre – 6.4 miles

Cardiff City Centre – 8.9 miles

M4 Motorway – 3.2 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

A composite door leads into the welcoming entrance porch with a central carpeted staircase leading to the first floor landing. Solid oak flooring is fitted to the porch and continued through into the two reception rooms.

The lounge is a delightful bay-fronted reception room with a focal feature being the freestanding 'Topstack' installed log burner set on a slate hearth.

Adjacent to the lounge is the family room which is flooded with natural light through three windows; offering an understairs storage cupboard and, from here, is a 2-piece cloakroom/WC.

Spanning the width of the property to the rear is the kitchen/dining room. The kitchen is fitted with a range of beech shaker style wall and base units with display cabinets and solid butchers-block surfaces sweep around into a breakfast bar area. There are integral appliances to remain to include; dishwasher along with a freestanding 'Smeg' 4-ring gas cooker with double oven and grill. There is ample space for dining furniture which enjoys a lovely outlook over the rear garden with double doors providing access out to the paved entertaining area.

Adjacent to the kitchen/dining room is a large useful utility room which offers a good range of co-ordinating wall and base units and additional work surface area with stainless steel sink unit and plumbing for appliances. One cupboard houses the 'Baxi' gas boiler (fitted 2021) and a uPVC glazed door provides access out to the rear.

To the first floor, an airing cupboard provides shelving for laundry and a loft hatch gives access to a partially boarded loft space with pull-down ladder and light.

There are three generous double bedrooms to this floor; the principal bedroom enjoys a lovely outlook to the front across to St. Nicholas Church and benefits from its own walk-in closet. Furthermore there is a single fourth bedroom/home office.

All bedrooms have shared use of the 3-piece family bathroom with two sinks and bath with shower over, along with a separate WC.



GARDENS AND GROUNDS

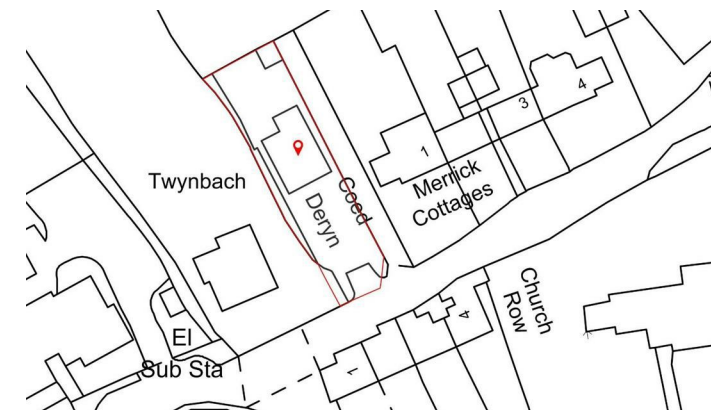
Coed Deryn is approached off Church Lane in the heart of St. Nicholas, with views over the Church and just a short stroll to the Primary School.

A long driveway provides parking for three vehicles which leads to the entrance porch. The pretty front lawned garden has been planted with an array of colourful mature borders with Magnolia tree and is a delightful space to enjoy the morning through to early afternoon sun. Side access is provided around to the rear garden.

The landscaped rear garden offers a good size paved area enjoying a south-west aspect, leading to a lawned section with mature borders and tall hedgerow. A raised chipping section provides space for a large storage shed.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired central heating (fitted 2021). Council Tax: Band H.

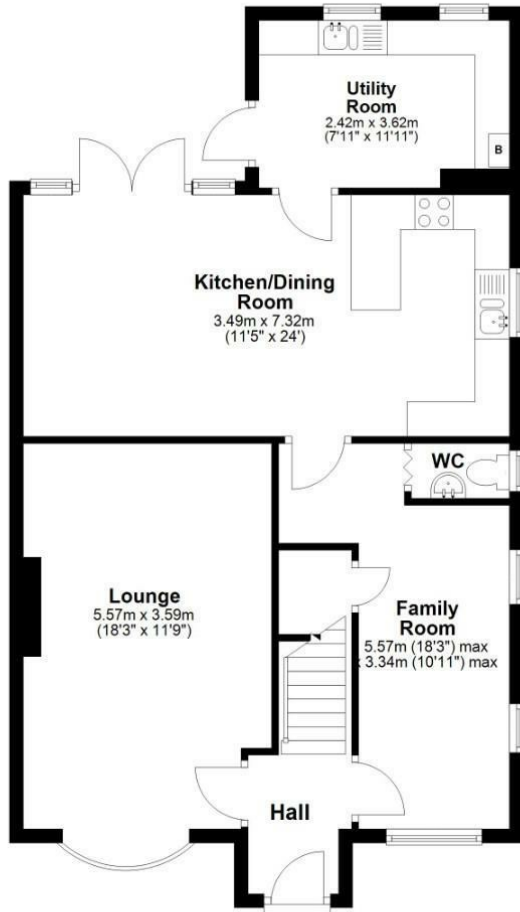


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



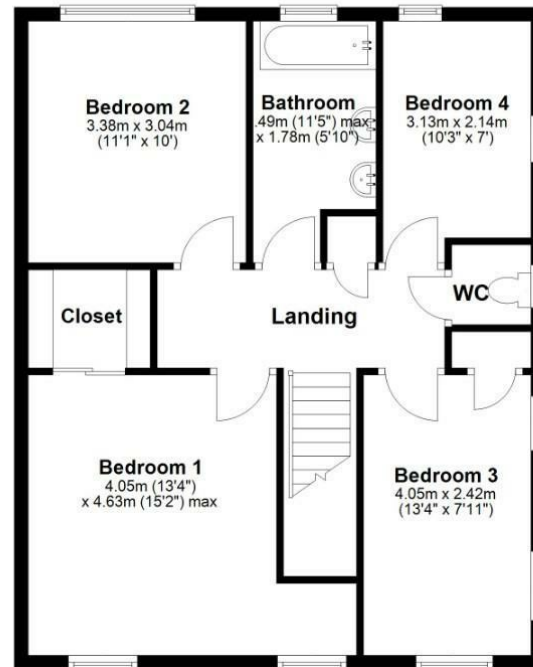
Ground Floor

Approx. 76.7 sq. metres (825.4 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.1 sq. feet)



Total area: approx. 142.7 sq. metres (1535.5 sq. feet)

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

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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