



Melton Lodge The Lane
St. Nicholas, Vale of Glamorgan, CF5 6SD

Watts
& Morgan



Melton Lodge The Lane

The Downs, St. Nicholas, Vale of Glamorgan,
CF5 6SD

Guide Price £395,000 FreeholdFreehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

This detached property in The Downs offers a rare opportunity for those seeking a home with potential in a highly desirable location. Situated within the sought-after Cowbridge school catchment and with the X2 bus route to both Cowbridge and Cardiff right outside, it combines convenience with countryside charm. The house features three spacious double bedrooms, two versatile reception rooms—including a bright lounge with garden views—and a conservatory leading off the kitchen. Outside, the generous gardens provide ample space for family life and entertaining, complemented by off-street parking. With its peaceful setting, excellent transport links, and scope for renovation, this is a truly exciting project not to be missed.

Directions

Cowbridge Town Centre – 6.6 miles

Cardiff City Centre – 9.8 miles

M4 Motorway – 5.9 miles

Your local office: Cowbridge

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Summary of Accommodation

About the Property

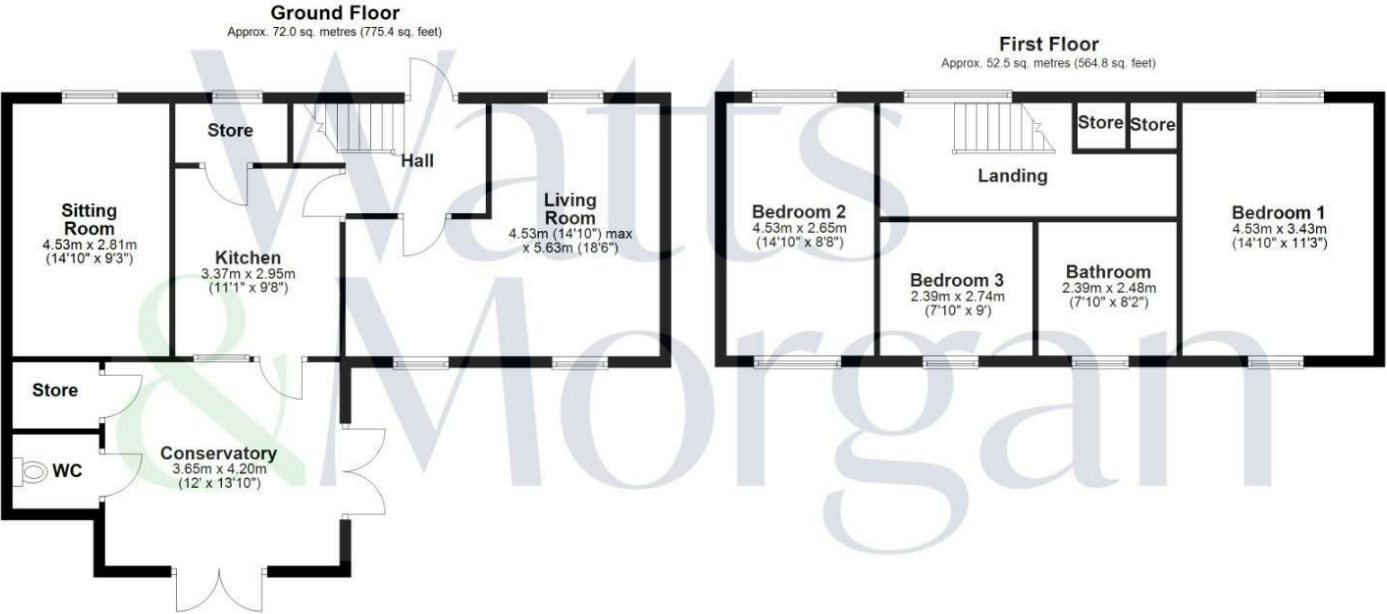
This charming detached home presents a rare and exciting opportunity for a renovation project, located in the highly sought-after area of The Downs, within the coveted Cowbridge school catchment. Perfectly positioned with the X2 bus route to Cowbridge and Cardiff right outside, it offers excellent transport links while maintaining a peaceful, countryside feel.

The property offers three spacious double bedrooms, all flooded with natural light and ideal for family living or visiting guests. Two versatile reception rooms provide generous living areas: a bright L-shaped lounge with serene garden views, and a dedicated dining room, perfect for family meals or entertaining.

A functional kitchen opens into a conservatory, adding a flexible additional living space ideal for enjoying the changing seasons. The home is completed by a good-sized family bathroom and offers a layout full of promise for transformation.



Whether you're seeking your next family home or a rewarding development opportunity, this property is brimming with potential.



Garden & Grounds

Set on a generous plot, the home enjoys expansive gardens, ideal for family life, gardening, or outdoor entertaining. The mature greenery creates a private and tranquil space, ideal for summer barbecues or relaxing weekends outdoors. There's also the benefit of off-street parking, adding everyday convenience to this inviting property.

Additional Information

Freehold. Gas Combi Boiler. Cesspit. Council Tax D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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



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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