

# Benacre

Cowbridge Road | St Nicholas | CF5 6SH

**Detached Bungalow | Asking Price Of £749,950**



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3 | 2 | 2 | 2

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# PROPERTY DESCRIPTION

**\*\* EXCEPTIONAL DETACHED HOME IN 0.4 ACRES \*\* WITH FULL PLANNING PERMISSION \*\*** MGY are very pleased to offer this exceptional, extensive detached bungalow set within 0.4 acres (?? ha) in the sought after village of St. Nicholas. Situated in an enviable position with good access links to the M4 Motorway plus walking distance to highly regarded primary school, it also benefits from full planning permission (planning no. 2017/00599/FUL) for loft conversion and rear dormer to create three, first floor bedrooms and two en-suite. The accommodation briefly comprises: entrance hallway, open plan lounge, kitchen/dining/family room and utility room. The inner hallway leads to three double bedrooms including master with en-suite plus the luxury bathroom. A tremendous plot with gardens to all aspects. Long driveway with double garage. Viewing highly recommended.

## LOCATION

Lying just to the West of Cardiff, within easy reach of the city and the M4 whilst offering the simple rural pleasures of a small village, surrounded by delightful Vale of Glamorgan countryside. St. Nicholas also benefits from a good local primary school within walking distance, a major retail park close in Culver House Cross and excellent road connections.

## ENTRANCE

Blocked paved driveway with parking for numerous vehicles. Mainly laid to lawn with raised flower beds. Outside lighting. Electric feed to front of driveway providing an option to install remote controlled gates.

## HALLWAY

21' 6" (max) x 20' 3" (max) (6.565m x 6.181m) Entered via composite front door with double glazed windows. A grand, L-shaped hallway with openings to lounge and kitchen/dining/family room. uPVC double glazed window to front with pleasant outlook. Spotlights. Radiator. Tiled flooring. Doors to bathroom, storage cupboard and opening to inner hallway.

## LOUNGE

16' 10" x 26' 0" (5.150m x 7.933m) A fantastic open plan space, great for entertaining. Modern wood burner. Three double glazed windows to front with superb outlook plus two feature full height windows to side. Tiled flooring. Spotlights. Two modern column radiators. Open plan to:

## KITCHEN/DINING/FAMILY ROOM

29' 1" x 16' 11" (max) (8.884m x 5.176m) A bright and airy family room with three full height double glazed windows facing in a South-Westerly direction. Four leaf bifold doors to rear garden. The kitchen is fitted with a wide range of modern base and eye level units incorporating one and a half bowl composite sink with incinerator, complementary quartz work surfaces and breakfast bar. Two electric Neff double ovens with plate warmers. Induction hob with modern extractor hood over. Integrated dishwasher, two fridges and a freezer. Tiled flooring. Spotlights. Underfloor heating. uPVC double glazed window to rear. Door to utility room.

## UTILITY ROOM

10' 7" x 7' 5" (3.229m x 2.271m) Fitted with base and eye level units incorporating composite sink and

drainer with complementary work top. Integrated dishwasher and side for washing machine and tumble dryer. Tiled flooring. uPVC double glazed window to side plus external door to rear. Underfloor heating.

## INNER HALLWAY

11' 0" x 3' 5" (3.375m x 1.049m) Doors to three spacious bedrooms. Radiator. Spotlights. Tiled flooring. Loft access with pull down ladder - a vast space partly boarded with two velux windows to rear, boiler & hot water tank plus the benefit of full planning permission to add a dormer and convert to three, first floor bedrooms and two en-suite.

## MASTER BEDROOM

15' 11" x 12' 10" (4.855m x 3.912m) uPVC double glazed windows to side and rear. Radiator. Door to:

## ENSUITE

7' 5" x 6' 7" (2.267m x 2.020m) A stylish suite to include low level WC, floating vanity wash hand basin and double shower cubicle with rainwater shower head, separate attachment and glass sliding door. Tiled flooring and splashbacks. Ladder radiator. Sensor spotlights. Extractor fan.

**BEDROOM TWO**

15' 11" x 12' 11" (4.855m x 3.942m)

Three uPVC double glazed windows to front and two to side. Radiator.

**BEDROOM THREE**

Two uPVC double glazed window to side. Radiator.

**FAMILY BATHROOM**

11' 2" x 7' 8" (3.428m x 2.359m) A spacious, modern bathroom with suite comprising low level WC with concealed cistern, floating vanity wash hand basin, panelled bath with shower attachment plus double walk-in shower cubicle with rainwater shower head and separate attachment. Tiled splashbacks. Spotlights and light tunnel. Extractor fan. Ladder radiator.

**OUTSIDE****REAR GARDEN**

A perfectly manicured rear and side lawn with paved patio area, boundary fence, shrubs and hedges. BBQ area with lighting, water feed, waste pipe and storage shed. Outside lighting.

**GARAGE**

A larger than single up and over electric door. Pedestrian and uPVC double glazed window to side. Light and power.

**ADDITIONAL INFORMATION**

The property comes with full planning permission (planning no. 2017/00599/FUL) to add dormer to rear aspect to create three, first floor bedrooms and two en-suite. The current occupier has also submitted a planning application to create a whole second storey with loft into the new roof space (planning no. 2020/01132/FUL). More information available on request.



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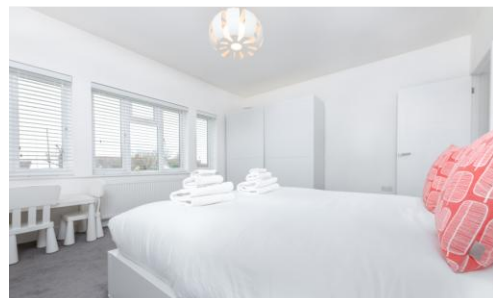




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# FLOORPLANS



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## 00 Ground Floor

1 : 100

- **Tenure** Freehold
- **Council Tax Band** H
- **Floor Area (Approx).** TBC
- **Viewing Arrangements**  
Strictly by Appointment

EPC GRAPH HERE



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