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St Alma The Lane, St. Nicholas Cardiff

guide price £525,000

 **pablack**

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About the property

This spacious and substantial family home has been extensively improved and extended by the current owners to provide versatile living space. The property is conveniently located in the highly regarded and sought after village of St Nicholas which is situated between the City of Cardiff and the Historic market town of Cowbridge via 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.

Internally the property offers a generous living room with doors leading to the rear garden, kitchen dining room, bathroom, bedroom four, dining room / bedroom five to the ground floor and a spacious master bedroom with en suite, two further double bedrooms and a family bathroom to the first floor.

Externally the property benefits from gated off road parking, detached garage, further storage shed and a landscaped front garden, and an enclosed rear garden with a variety of lawn and seating areas.

Accommodation

Entrance Hall

Entered via uPVC front door with inset opaque glazed vision panel to open galleried hallway with double height ceiling and plenty of natural light via uPVC double glazed window as well as galleried landing accessed via quarter turn staircase with large storage cupboard beneath, ceramic tiled flooring through into fitted carpet. Radiator, Doors leading to living room, bathroom, bedroom four and dining room/bedroom five.

Living Room

26' 3" x 13' (8.00m x 3.96m)

An excellent size dual aspect reception room with an abundance of natural light via uPVC double glazed sliding doors leading to the rear garden and further uPVC double glazed floor to ceiling fixed pane window, and uPVC double glazed windows overlooking the front garden. Log burning stove in graphite sat on a marble hearth with matching etched marble surround. Radiator, carpeted, Doorway for access through into Kitchen/Dining Room.

Kitchen / Dining Room

16' 7" x 14' 6" (5.05m x 4.42m)

Wide range of cream cottage shaker style wall and base units base and wall height, work surface inset with features including; Hotpoint eye line electric fan oven, Hotpoint ceramic 4 ring hob with overhead ceramic extractor, tiled splash backs, stainless steel sink and drainer with chrome mixer tap and space for washing machine, dishwasher and tumble dryer. Floor mounted Worcester mains gas central heating boiler, space for family sized breakfast table. uPVC double glazed





sliding door leading out onto rear garden, wooden effect vinyl flooring

Bathroom

9' 5" x 8' 8" (2.87m x 2.64m)

Three piece suite comprising; wood paneled bath with overhead electric shower and shower head attachment, pedestal wash hand basin, low level dual flush WC. uPVC double obscured window to rear, tiled splashbacks, wood effect flooring, radiator.

Bedroom Four

10' 10" x 9' 10" (3.30m x 3.00m)

Double bedroom with uPVC double glazed window to rear, radiator, carpeted.

Dining Room / Bedroom 5

13' x 11' 10" (3.96m x 3.61m)

A versatile room currently in use as a Dining Room but could also be used as Bedroom Five with two uPVC double glazed windows to front and side, radiator, carpeted.

First Floor Landing



Galleried landing with uPVC double glazed windows to front, doors leading to three bedrooms and bathroom, carpeted.

Bedroom One

24' 3" (Max) x 13' 4" (7.39m (Max) x 4.06m)

Excellent sized master bedroom with uPVC double glazed window to front, radiator, carpeted, Doorway through to en suite.

En Suite

10' 10" x 7' 2" (3.30m x 2.18m)

Three piece suite in white comprising; wood paneled bath with chrome taps, integrated chrome shower and shower head attachments, low level WC and pedestal wash hand basin. uPVC double glazed obscured window to rear, partially tiled walls, wood effect vinyl flooring, radiator.

Bedroom Two

13' 8" x 13' 6" (4.17m x 4.11m)

Double bedroom with uPVC double glazed window to rear, Radiator, carpeted.

Bedroom Three

10' 4" (Max) x 7' 4" (3.15m (Max) x 2.24m)



Another good sized double bedroom with uPVC double glazed windows to front and side,. Access to loft via hatch, carpeted, radiator.

Bathroom

7' 8" x 7' 2" (2.34m x 2.18m)

Three piece suite comprising; wood paneled bath, with chrome shower and shower head attachment. Low level WC with pedestal wash hand basin and tiled splashbacks. Wood effect vinyl flooring. uPVC double glazed obscured window to rear.

To The Exterior

Garage

Up and over door with power and light, connecting to Store Room/Workshop.

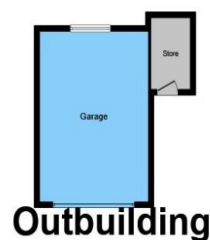
Gardens

Brick pillared, wrought iron double gates giving access to extensive parking and single garage. Front garden mostly laid to lawn and side gate leading to lawned rear gardens in two parts with paved and decked sitting areas.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.