






pa black
For Sale
01446 772857

 4  2  2

Cae Newydd, St. Nicholas, Vale of Glamorgan

£675,000

pa black

01446 772857
enquiries@pablack.co.uk



About the property

Introducing a spacious and immaculately presented detached family home, constructed by the highly reputable Redrow Homes. Finished to a high specification throughout and completed with a 10-year NHBC guarantee. This well-designed "Welwyn" model offers a quiet position within an exclusive development of mostly detached homes, free from through traffic. Located in a semi-rural area, it boasts excellent transport links and falls within the catchment area of outstanding primary and secondary schools.

This property features a double garage, downstairs cloakroom, utility room and plenty of storage making this home ideal for growing families. The ground floor includes an impressive 34ft open-plan kitchen, dining, and family area, perfect for gathering and relaxing, along with a spacious lounge at the front of the house for additional entertaining.

Upstairs, the Welwyn offers four bedrooms, an en-suite, and a family bathroom. The main bedroom features a shower en-suite and a large, fitted wardrobe. The second and third bedrooms are also generously sized and include integrated storage in bedroom 4, all conveniently located near the family bathroom.

Large windows feature heavily allowing natural light to flood into this home.

Externally the property benefits from a fob operated double garage and driveway parking. Sizeable front and rear gardens and the development also benefits from a children's play area.

Accommodation

Location

A wonderful semi rural location in the sought after village location of St Nicholas in the Vale of Glamorgan, most of which is protected by a Conservation Area. St Nicholas is a small village with good local facilities including excellent school catchments at both primary and secondary level, a parish church, Cottrell Park Golf Club. Dyffryn Gardens which is National Trust property, a number of public footpaths, including Tinkinswood and St Lythans Burial Chamber. In the adjoining village of Bonvilston is a well stocked local shop, village hall known as "The Reading Rooms", and the Red Lion public house. A few minutes drive to the east is the major out of town shopping centre at Culverhouse Cross with Marks and Spencer, Tesco etc and then easy access into the capital city with its highly regarded City Centre, vibrant Cardiff Bay and major transport links via M4, and Cardiff Airport. A few minutes drive to the west is the Market Town of Cowbridge with its excellent range of boutique style shops

Hallway

Welcoming hallway with tiled flooring. Stairs rising to the first floor and doors to cloakroom, lounge and kitchen/dining/family room.

Lounge

16' x 11' 8" (4.88m x 3.56m)
A sizeable room with large double glazed window to the front aspect. Fitted carpets and radiator





Kitchen/ Dining/Family

This is the most wonderful family and entertaining space, being 34 FT long and running along the rear of the property with views over the rear garden. With tiles throughout, open plan kitchen in a cream finish. Double oven, gas hob and integrated dishwasher, stainless steel sink and drainer. Integrated fridge and freezer. This space is flooded with natural light with large double glazed windows from the kitchen and family area and sliding doors from the dining room on to the patio area. Doors to storage cupboard and door leading to utility room

Utility Room

7' 3" x 6' (2.21m x 1.83m)

With a continuation of the tiles from the kitchen and living room. Space and plumbing for washing machine and dryer. Base units matching the kitchen, sink and drainer. Radiator and door leading to the side of the property. Door to large and useful understairs larder cupboard

Cloakroom

Fitted with tiled flooring, low level w.c, wash hand basin with tile splashback. Radiator



First Floor Landing

Fitted carpet, radiator and loft hatch. Door to airing cupboard housing hot water tank and doors to all first floor rooms

Master Bedroom

14' 7" x 12' 8" (4.45m x 3.86m)

Large window to the front aspect. Fitted carpets, built in wardrobes and radiator

En-Suite

Large shower cubicle with glass screen. Tiled floor and tiled shower cubicle, wash hand basin with large vanity mirror, low level w.c, wall mounted heated towel radiator in chrome. Obscure glazed window to the side aspect

Bedroom Two

12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed window to the rear aspect overlooking the rear garden. Fitted carpets and radiator

Bedroom Three

11' 3" x 9' 1" (3.43m x 2.77m)



Double glazed window to the rear aspect. Fitted carpets and radiator

Bedroom Four

10' 6" x 6' 11" (3.20m x 2.11m)

Double glazed window to the front, fitted carpets and radiator and built in storage cupboard

Family Bathroom

Fitted with a panel bath with shower over and glass screen. Tiled floors, part tiled walls, pedestal wash hand basin with large vanity mirror over. Low level w.c, heated towel radiator and obscure glazed window

Double Garage

Accessed via fob operated up and over door. Light and power with wall mounted central heating boiler

External

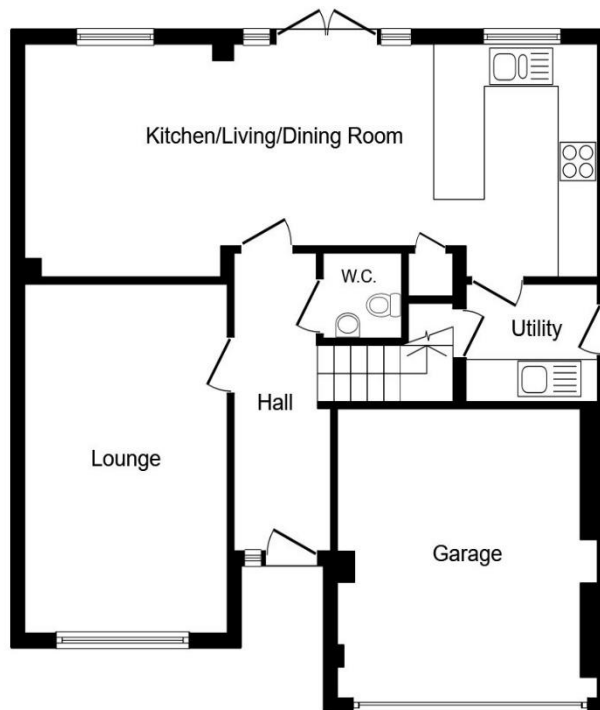
Double driveway in front of garage. The front garden is laid to lawn and planted trees and hedge form the boundary. A path runs to the side of the property and is accessed via a lockable gate.

The level rear garden is mainly laid to lawn with patio area and, fenced and planted boundaries, outside tap and summer house.

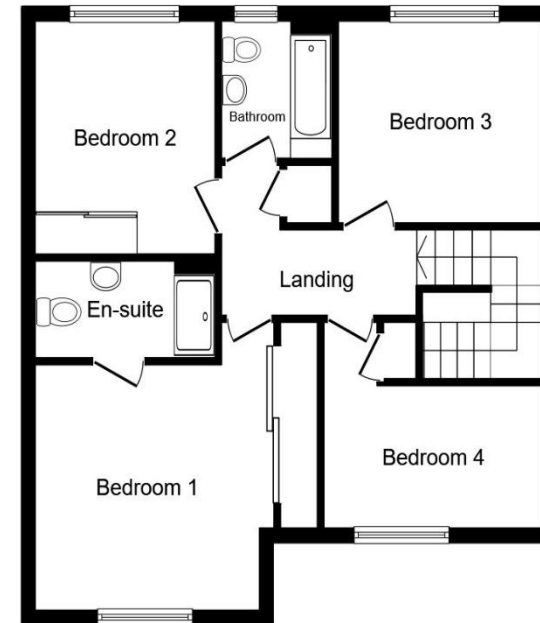








Ground Floor
Floor area 74.9 m² (806 sq.ft.)



First Floor
Floor area 59.8 m² (644 sq.ft.)

TOTAL: 134.8 m² (1,450 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.