



## The Lane, St Nicholas

£290,000

- Two/Three Bedroom Extended Character Property
- Modern Kitchen /dining room, utility room, w.c, lounge with feature fireplace
- Upstairs two double bedrooms with a modern four piece bathroom
- Outside a mature lawned garden to the front and allocated parking
- EPC Rating: Awaited



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## About the property

Located just outside the desirable village of St Nicholas, this well presented stone-built semi-detached cottage offers the perfect blend of countryside character and modern convenience. Ideally positioned to great road and amenity links at Culverhouse Cross, Cardiff and the historic market town of Cowbridge—with easy access via the A48—this home enjoys a semi rural setting with superb connectivity.

We are proud to present two individual cottages to the market, both of which have remained within the same family for over 100 years, lovingly passed down through the generations. Each cottage is available for separate purchase, but for those seeking multi-generational living or extended family accommodation, there is also the exciting potential to purchase both and reconfigure them into a single, impressive residence.

1 The Lane offers a wonderful balance of character and contemporary living. The property benefits from a single-storey rear extension, added approximately 30 years ago, which enhances the ground floor layout and offers versatile living space with 2 to 3 bedrooms. Inside, much of the renovation was completed just four years ago, including a beautifully appointed four-piece bathroom featuring a freestanding roll-top bath—ideal for relaxing in style.





## Accommodation

### Entrance

Enter via front door in to small entrance porch with laminate flooring, which then opens in to the lounge.

### Lounge

21' 11" max x 15' 1" ( 6.68m max x 4.60m )

A spacious lounge with feature fireplace. With stone surround, flagstone hearth and oak mantel. We have been advised that their is still an open chimney should the next owner seek to fit an open fire or wood burner. Large double glazed window to the front,. Carpets. Two radiators

### Kitchen / Dining Room

14' 3" x 10' 10" ( 4.34m x 3.30m )

A light filled space and complete with a range of wall and base units from B&Q with complementary work block work tops over. Induction hob, oven, sink and drainer, under counter fridge and separate freezer. Double glazed window to the front. Laminate flooring, radiator and space for a table and chairs.

### Utility Room

6' 4" x 5' 5" ( 1.93m x 1.65m )

Laminate flooring, window to the side, Worktop with space for washing machine and dryer. Wall mounted combination boiler which was fitted approximately 4 years ago.

### W.C

Low level w.c, radiator and laminate flooring.

### Dining Room /Bedroom Three

12' 3" x 8' 3" ( 3.73m x 2.51m )

Versatile space. Velux window, laminate flooring and radiator. Door to large storage cupboard.

### Snug

8' 5" x 8' 1" ( 2.57m x 2.46m )

Again another versatile space which could be used for multiple uses as a play room, snug or further storage or boot room. Velux window, laminate flooring and radiator

### Outer Hall

Accessed via side UPVC door from The Lane. Door to coal shed

### First Floor Landing

Carpeted stairs open to the landing. UPVC window to the rear. Loft access and doors to all first floor rooms

### Bedroom One

14' 5" max x 12' 7" into wardrobe ( 4.39m max x 3.84m into wardrobe )

Dual aspect room with double glazed window to the front and side. Carpets. Fitted storage. Radiator

### Bedroom Two

12' 3" x 9' 6" max ( 3.73m x 2.90m max )

Window to the front, carpets and radiator

### Family Bathroom

A modern four piece suite comprising a shower cubicle, freestanding roll top bath, wash hand basin within vanity unit, w.c, heated towel rail, obscure double glazed window to the rear.

### External

A mature garden to the front of the property, mainly laid to lawn within trees and shrubs. Number 2 The Lane has a right of way to access their property along the footpath to the front of these cottages. Outside tap and parking bay to the front.



## Floorplan



**Ground Floor**



**First Floor**

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