

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Meyrick Cottages, St. Nicholas Vale Of Glamorgan

£550,000

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About the property

Located in the ever-popular village of St Nicholas, this beautifully extended home offers exceptional proportions and a flexible layout perfectly suited to family living. Enhanced by a full-width two-storey rear extension, the property now spans over 2,500 sq ft and is set back from the road behind a large lawn and private driveway.

Inside, the ground floor features a welcoming entrance hall leading to two front reception rooms - a cosy living room and a versatile playroom. The standout feature of the home is the stunning open-plan kitchen, dining and family room to the rear, with stylish units, central island and patio doors opening onto the garden - ideal for entertaining. There's also a useful study/gym, guest WC and under-stairs storage.

Upstairs, a spacious landing gives access to four generously-sized double bedrooms, including a master with en-suite shower room. A modern family bathroom completes the first floor.

Outside, the property enjoys a sizeable private rear garden, mainly laid to lawn with gravel and decked seating areas, perfect for children, pets and summer dining. The driveway provides ample off-road parking and is framed by mature hedges. This is a rare chance to acquire a spacious, well-presented family home in a sought-after Vale of Glamorgan village with excellent transport links and lifestyle amenities on the doorstep.

Accommodation

Location

The home sits quietly behind the village church, just a short stroll from the local primary school (feeding into Cowbridge Comprehensive). Nearby amenities include a shop, village hall, and Cottrell Park Golf Club. Cowbridge's market town charm and Cardiff's vibrant city centre are both within easy reach, as is the M4.

Hallway

Entered via composite door, UPVC double glazed window to side, stairs leading to the first floor, doors to the living room and play room, radiator, wood effect flooring.

Living Room

17' (Max) x 11' 8" (5.18m (Max) x 3.56m)
UPVC double glazed window overlooking the front garden, electric fire, radiator, carpeted, door leading to the kitchen/dining/family room.

Play Room

11' 8" (Max) x 9' 9" (3.56m (Max) x 2.97m)
UPVC double glazed window to front, integrated cupboards, radiator, wood effect flooring, opening through to kitchen/dining/family room.

Kitchen/Dining/Family Room

25' 6" x 19' 9" (Max) (7.77m x 6.02m (Max))
A fantastic open plan area offering a social living space and access to the rear garden.
Kitchen:





Units to base and wall height, worktops inset with stainless steel sink and drainer, five ring gas hob with stainless steel extractor hood over, tiled splash backs, island with breakfast bar and cupboards, Bosch double oven with overhead grill facilities. Space and plumbing for dishwasher, washing machine and American style fridge/freezer. Large storage cupboard, UPVC double glazed window overlooking the rear garden, radiator, tiled flooring.

Dining area:

Space for dining table and chairs, radiator, doors through to the play room and office, continuation of tiled flooring.

Family room:

UPVC double glazed French doors leading to the rear garden, continuation of tiled flooring.

Study

13' 8" (Max) x 11' 9" (4.17m (Max) x 3.58m)

UPVC double glazed window to front, UPVC double glazed obscured door leading to rear garden, wall mounted boiler serviced annually, space and plumbing for appliances, door to WC, radiator, wood effect flooring.



Wc

UPVC double glazed obscured window to rear, WC, wash hand basin with tiled splash back, tiled flooring.

First Floor Landing

Doors to four bedrooms and bathroom, storage cupboard, access to loft space, carpeted.

Bedroom One

11' 9" x 11' 3" (3.58m x 3.43m)

UPVC double glazed window to rear, feature panel wall, door to en suite, radiator, carpeted.

En Suite Shower Room

Shower cubicle with tiled surround, pedestal wash hand basin with tiled surround, upright radiator, push button WC, extractor fan.

Bedroom Two

11' 11" (Max) x 11' 8" (Max) (3.63m (Max) x 3.56m (Max))

UPVC double glazed window to front, storage cupboard, radiator, carpeted.



Bedroom Three

11' 10" (Max) x 12' (Max) (3.61m (Max) x 3.66m (Max))

UPVC double glazed window to front, radiator, carpeted.

Bedroom Four

11' 10" x 9' 9" (3.61m x 2.97m)

UPVC double glazed window to rear, radiator, carpeted.

Bathroom

Shower cubicle with electric shower and tiled surround, feature tiled wall, tiled flooring, free standing roll top bath floor mounted chrome mixer tap and separate shower head fitment, push button WC, pedestal wash hand basin, UPVC double glazed obscure window to rear.

Front Garden

Mostly laid to lawn with area laid to decorative stone, hedgerow to boundary, pathway through to the rear garden, driveway for several cars.



Rear Garden

Generous rear garden laid mostly to lawn area laid to decorative stone, decked seating area to the rear with wooden storage shed, hedges to boundary.



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