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**Ty Haf Campbell Court, St. Nicholas Cardiff**

**offers over £865,000**

 **peter  
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# About the property

A stylish and contemporary detached four bedroom family residence, with views to the rear that extend over open fields and countryside. Built in 2018 by Waterstone Homes and completed with a 10 year N H B C guarantee, this stunning home occupies a fine position on this prestigious development, uniquely located in the semi-rural village of St Nicholas just 10 minutes drive to Cardiff, and located within the highly sought after School Catchment of Cowbridge High School, where local children are collected by bus. The property is of high specification throughout including solid oak doors, stunning Porcelanosa sanitary ware and tiling and under floor heating to the ground floor. The generous well designed living space includes a spacious principle lounge, ground floor cloakroom, a versatile second reception room, a superb open plan kitchen, dining room and family room equipped with a stylish high quality Avant Garde kitchen with AEG appliances, quartz work tops and bi-folding doors. The first floor boasts four double bedrooms with fantastic country side views to the rear, dressing rooms and en suites to the two main bedrooms, a Jack and Jill bathroom to the third and fourth bedrooms in addition to a four piece family bathroom. The property further offers a generous, level, private and enclosed rear garden with access to an additional parcel of land owned by the property. To the front of the property is a double driveway and access to the double garage via an electronic door.

# Accommodation

## Location

Campbell Court is situated on the outskirts of the village of St Nicholas, on the rural fringes of Cardiff and the Vale of Glamorgan, within very easy reach of the capital city. Culverhouse Cross Retail Centre is less than two miles away. St Nicholas is on an excellent communications network. The A48 provides fast access east and west; the M4, Junction 33, is approximately 5 miles away accessing the national motorway network. Cardiff is on the BR mainline with regular services to London Paddington in less than 2 hours; Cardiff International Airport is approximately 7 miles south west offering a wide range of UK, charter and international flights. The historic market town of Cowbridge, with its fashionable shops and restaurants, is some 8 miles to the west whilst the Capital City of Cardiff offers diverse retail, leisure and cultural interests.

## Porch

Large open fronted under cover porch approached via a charming bricked arched entrance leading to a quarry tiled threshold, Composite front door with side panels for access to the hallway.

## Entrance Hallway

A welcoming and bright hallway with doors leading to living room, study, cloakroom and kitchen/dining/family room. Under stair storage cupboard, Porcelanosa tiles, carpeted stairs leading to the first floor.





## Cloakroom

6' 8" x 3' 2" ( 2.03m x 0.97m )  
Push button WC, floating wash hand basin, walls tiled to half height, tiled flooring.

## Study

11' 11" x 10' 10" ( 3.63m x 3.30m )  
A versatile reception room currently being utilised as a study with UPVC double glazed window to the front, carpeted.

## Lounge

18' x 12' 3" ( 5.49m x 3.73m )  
UPVC double glazed window to front, Topstack Johel gas log burner with wall tiles and marble plinth, carpeted.

## Kitchen/Dining/Family Room

32' 5" x 16' 8" ( 9.88m x 5.08m )  
A fantastic social open plan living space ideal for entertaining or for family time with views of and access to the rear garden.



## Kitchen / dining area

Avant Garde Khulmann kitchen with extended height units to base and wall with under cupboard lights, large double larder cupboard, quartz worktops inset with stainless steel sink, AEG hob with extractor hood over, island with cupboards below and breakfast bar, eye level AEG single oven and combi integrated microwave, wine cooler, integrated AEG dishwasher, AEG larder fridge and larder freezer, space for large dining table and chairs, door to utility room, bifold doors leading to the patio area of the rear garden, UPVC double glazed window to side, opening to family area, tiled flooring.

Family area  
Continuation of tiled flooring, French doors leading to the patio area of the rear garden.

## Utility Room

8' 3" x 6' 9" ( 2.51m x 2.06m )  
Extended height units to base and wall with under cupboard lights, worktops inset with stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer, cupboard housing Vaillant boiler, UPVC door leading to the side of the property.



## First Floor Landing

Doors leading to four bedrooms and family bathroom, carpeted, cupboard housing water tank, access to insulated and boarded loft space via drop down ladder, airing cupboard with shelving and lighting.

## Principle Bedroom

19' 6" x 14' 3" ( 5.94m x 4.34m )  
A fantastic size principle bedroom with dual aspect UPVC double glazed windows to front and rear with fantastic views over countryside to the rear, doors leading to walk in dressing room and en suite, radiator, carpeted.

## Dressing Room

19' 6" x 5' 1" ( 5.94m x 1.55m )  
hanging rail and shelving, access via loft ladder to partially boarded loft space, radiator, carpeted.

## En Suite Shower Room

8' 7" x 6' 5" ( 2.62m x 1.96m )  
Rain shower with additional hand held attachment, glazed screen and tiled surround, remaining walls tiled to half height, push button WC, vanity wash hand basin unit, chrome ladder style radiator, UPVC double glazed obscure window to rear, tiled flooring.





### Bedroom Two

15' 5" x 11' 4" ( 4.70m x 3.45m )  
UPVC double glazed window to rear with fantastic views over countryside, door to en suite, sliding mirrored door to dressing room, radiator, carpeted

### Dressing Room

7' 6" x 6' 6" ( 2.29m x 1.98m )  
Walk in dressing room with hanging rails and shelving with sliding mirrored doors for access.

### En Suite Shower Room

7' 3" x 6' 6" ( 2.21m x 1.98m )  
Corner rain shower cubicle with separate hand held attachment and tiled surround, push button WC, vanity wash hand basin, chrome ladder style radiator, tiled flooring, UPVC double glazed obscure window to rear.

### Bedroom Three

14' 11" x 12' 3" ( 4.55m x 3.73m )  
UPVC double glazed window to front, fitted wardrobes with mirrored sliding doors, door leading to Jack and Jill bathroom, radiator, carpeted.



### Jack And Jill Bathroom

Rain shower with separate hand held attachment and tiled surround, remaining walls tiled to half height, vanity wash hand basin, push button WC, chrome ladder style radiator, UPVC double glazed obscure window to front, tiled flooring, doors leading to bedrooms three and four.

### Bedroom Four

14' 7" x 11' 9" ( 4.45m x 3.58m )  
UPVC double glazed window to front, fitted wardrobe with shelving and mirrored sliding doors, door to Jack and Jill bathroom, radiator, carpeted.

### Family Bathroom

11' 8" x 5' 11" ( 3.56m x 1.80m )  
Four piece bathroom with bath, rain shower with additional hand held attachment and tiled surround, vanity wash hand basin, push button WC, chrome ladder style radiator, tiled flooring, UPVC double glazed obscure window to side.

### Front Garden

Mostly laid to lawn with areas laid to decorative stone, path to the front door, double driveway with access to the double garage via electronically powered door, gate leading to the rear of the property. Flood lighting.



### Garage

Double garage with extended power sockets and lighting.

### Rear Garden

Generous level and enclosed rear garden mostly laid to lawn with areas laid to decorative stones, large composite decking seating area, summer house, large patio area, fencing to boundaries, gate access to the rear with additional area of land, paved areas to both sides of the property with cold water tap and space for bin storage, gate to one side for access to the front garden. Flood lighting.





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