



## Cae Newydd, St Nicholas

**guide price £400,000 - £425,000**

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- "Ludlow" housetype by Redrow from the Heritage Collection with Excellent Commuter links and school catchment
- Stunning orangery added by the current owners
- Separate spacious lounge
- En-suite, family bathroom and cloakroom
- Low maintenance, private landscaped



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## About the property

A well presented "Ludlow" house type from The Heritage Collection by Redrow Homes. A perfect balance of modern living, coupled with this lovely semi rural location with very good road and transport links and excellent school catchment at both primary and secondary level, all within the highly sought after village location of St Nicholas within the Vale of Glamorgan, most of which is protected by a conservation area.

Family living is at the heart of this three bedroom family home which boasts quality and character throughout. The ground floor offers an entrance hallway with cloakroom, a separate lounge, an open plan kitchen/dining/orangery area which makes socialising together easy, with French doors opening out to the beautifully landscaped rear garden with views of the fields beyond. Upstairs are three well proportioned bedrooms with an en-suite and fitted wardrobes to the master bedroom and a family bathroom servicing the other two bedrooms.

Outside the property benefits from a two car driveway to the front and a private, low maintenance landscaped garden to the rear with a shed. The development also benefits from a children's play area, which is regularly maintained by the Vale of Glamorgan Council.





## Location

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

Accessed via composite door, doors leading to the lounge, kitchen / dining room and cloakroom, carpeted, stairs leading to the first floor with storage cupboard below.

## Cloakroom

UPVC double glazed obscured window to rear, low level push button WC, wash hand basin with tiled splashback, radiator, vinyl flooring.

## Lounge

15' 9" x 10' 11" ( 4.80m x 3.33m )  
UPVC double glazed window to front, radiator, carpeted.

## Kitchen / Dining Room

17' 9" x 11' 5" ( 5.41m x 3.48m )  
Kitchen:  
Units to base and wall height, worktops inset with stainless steel sink and drainer, four ring gas hob with glazed splash back and stainless steel extractor hood over, integrated double oven, dishwasher and fridge freezer, UPVC double glazed window to rear, tiled flooring, open to dining area.

Dining area:  
Laundry cupboard with plumbing for washing machine and shelving, continuation of tiled flooring, vertical radiator, open to orangery.

## Orangery

10' 6" x 9' ( 3.20m x 2.74m )  
Added by the current owners in 2019. UPVC double glazed French doors leading to the rear garden, UPVC double

glazed window to side, UPVC double glazed roof, electric fire with wooden beam mantle and marble effect hearth, continuation of tiled flooring.

## First Floor Landing

UPVC double glazed window to side, doors leading to three bedrooms and bathroom, storage cupboard housing Logic boiler, access to loft space, radiator, carpeted.

## Bedroom One

13' 7" x 10' 11" ( 4.14m x 3.33m )  
UPVC double glazed window to front, fitted wardrobes, door to en suite, radiator, carpeted.

## En Suite

Shower cubicle with tiled surround, low level push button WC, wash hand basin, chrome ladder style radiator, extractor fan, vinyl flooring.

## Bedroom Two

13' 11" x 11' 5" ( 4.24m x 3.48m )  
UPVC double glazed window to rear with view of the garden and fields beyond, radiator, carpeted.

## Bedroom Three

8' 8" x 8' 7" ( 2.64m x 2.62m )  
UPVC double glazed window to rear with views of the garden and fields beyond, radiator, carpeted.

## Bathroom

Bath with shower over and tiled surround, low level push button WC, wash and basin, chrome ladder style radiator, cabinet with mirrored door, UPVC double glazed obscured window to front, extractor fan, vinyl flooring.

## Front Garden

Driveway for two cars to park side by side, pathway leading to the front door, flower bed.

## Rear Garden

Low maintenance landscaped garden with areas laid to patio and decking, flower beds, fencing to boundaries, side access to the front of the property. Views of fields to the rear.

## Additional Information

There will be an Estate Management charge for upkeep of open spaces and the play areas. First Port haven't yet taken over the development and is still maintained by the developer.

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## Floorplan



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



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