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Campbell Court, St. Nicholas. CF5 6BF

OFFERS OVER £775,000 Freehold

A Stylish Contemporary Family Home in One of Cardiff's Most Desirable Village Locations. Beautiful four-bedroom contemporary home built in 2018, offering spacious family living, two reception rooms, luxury Porcelanosa bathrooms, dressing room, landscaped garden, garage and excellent access to Cardiff, Cowbridge and the M4.

SCAN ME



Exceptional Contemporary Residence in the Heart of St Nicholas

Situated within the highly sought-after village of St Nicholas, this beautifully presented four-bedroom detached residence offers a rare combination of contemporary elegance, refined interiors, and an enviable semi-rural lifestyle setting.

Constructed in 2018 and maintained to an exceptional standard by the current owners, the property has been thoughtfully enhanced throughout, including the recent installation of new carpets in December 2025, ensuring a home of immaculate presentation and turnkey appeal.

From the moment of arrival, the property's attractive façade, discreet positioning, and pristine presentation immediately set the tone for the quality within. This is a home perfectly suited to modern family living, professional lifestyles, and those seeking a peaceful village environment without compromising on connectivity or convenience.

The property offers two beautifully proportioned reception rooms, each designed with both comfort and versatility in mind.

The principal lounge is an inviting and sophisticated space, centred around an elegant feature fireplace which provides a refined focal point and enhances the room's warm, ambient atmosphere. Large windows allow natural light to pour in, creating a bright yet intimate setting ideal for both relaxation and entertaining.

A second reception room offers exceptional flexibility, equally suited as a formal dining room, family room, home office, or playroom. This adaptability ensures the home evolves seamlessly with changing lifestyle requirements, making it ideal for modern family living.

At the heart of the home lies a superbly designed kitchen, blending contemporary style with everyday functionality.

Finished with an extensive range of fitted cabinetry and quality work surfaces, the kitchen features separately integrated fridge and freezer units, alongside an integrated double oven and induction hob with extractor hood, offering a sleek and high-performance cooking environment.

Thoughtful bespoke lighting enhances the space, while the adjoining dining area creates a natural hub for family life. Whether hosting formal gatherings or enjoying relaxed everyday meals, this sociable layout ensures the kitchen remains the true centrepiece of the home.

Campbell Court offers luxury bedrooms and versatile living. The principal bedroom provides a serene and luxurious retreat, complete with generous proportions and a dedicated dressing room arrangement.

Bedroom four is currently configured as a stylish walk-in wardrobe with fitted storage, creating a boutique hotel-style principal suite. Should additional bedroom accommodation be required, this space can be effortlessly reinstated as a fourth double bedroom.

The remaining bedrooms are all well-proportioned doubles, each presented to an excellent standard and offering comfortable accommodation for family members, guests, or dedicated home-working spaces.

Throughout, the home reflects a consistent level of care, quality, and attention to detail.

The bathrooms have been finished to an exceptional specification, incorporating premium Porcelanosa sanitaryware and elegant contemporary fittings.

Featuring designer basins, modern WCs, and beautifully appointed bath and shower facilities, these spaces deliver a refined, spa-like experience that complements the home's overall sense of understated luxury.

Campbell Court offers a considered landscaped gardens and outdoor living. The rear garden has been thoughtfully designed to offer a perfect balance of style, privacy, and low-maintenance living.

An artificial lawn ensures year-round greenery, while dedicated seating and entertaining areas provide an ideal setting for summer gatherings, alfresco dining, and relaxed outdoor living.

Fully enclosed and private, the garden is perfectly suited to families, pets, and those who value secure outdoor space for both relaxation and entertaining.

The property benefits from an integral garage further enhancing the property with electric door access, providing secure parking, excellent storage, and added convenience for modern living.

The Very Best of Village Living; St Nicholas is one of Cardiff's most desirable villages, offering an exceptional blend of countryside tranquillity and city accessibility.

Surrounded by open green landscapes, the village enjoys a strong sense of community while remaining perfectly connected to Cardiff and the wider Vale of Glamorgan region.

Local amenities are easily accessible, including Culverhouse Cross Retail Park, Tesco Superstore, Marks & Spencer, independent village shops, cafés, traditional pubs, and leisure facilities.

Nearby Pentyrch and surrounding villages further enhance the lifestyle offering, with independent businesses, community events, and a warm village atmosphere.

Cultural highlights include the acclaimed Acapela Studio, hosting live music, comedy, and events throughout the year.

Residents are also within easy reach of some of South Wales' finest attractions, including Dyffryn Gardens, St Fagans National Museum of History, and Cefn Onn Park, offering outstanding opportunities for walking, cycling, and family

leisure.

Families will benefit from Excellent Schooling Options. The area is exceptionally well regarded for education, offering a strong selection of primary and secondary schools, including Welsh-medium and faith-based options. The highly respected Cowbridge Comprehensive School remains one of the region's most sought-after secondary schools, reinforcing the area's appeal for families.

St Nicholas combines an idyllic village lifestyle with outstanding transport connections, offering effortless access to Cardiff and the wider region.

Cardiff City Centre is approximately 6.3 miles away, while Cowbridge is just 6.4 miles from the property. The A48 and M4 motorway network provide swift access across South Wales, including Newport, Bridgend, and Swansea.

Cardiff Airport is within easy reach, offering both domestic and international travel options.

Regular rail services from nearby stations connect to Cardiff Central, Newport, Bridgend, and Swansea, with onward routes to London Paddington.

A strong local bus network also ensures convenient public transport links throughout the region.

Owner's Perspective

"We've loved the convenience of the location. Being close to Cardiff, excellent transport links and local amenities, whilst still having easy access to countryside walks and green spaces, has made it a wonderful place to call home."

Olivia Louise Estate Agents are delighted to present this outstanding detached residence, offering the perfect fusion of modern luxury, village charm, and exceptional connectivity.

Early viewing is highly recommended to fully appreciate the quality, lifestyle, and setting on offer.

Contact the Olivia Louise Sales Team today to arrange your private viewing and secure this exceptional home.

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Should you require we can connect you with trusted mortgage advisers to help you explore the best options.

ADDITIONAL INFORMATION:

Buyers are required to pay a non-refundable AML administration fee of £30 inc vat, per buyer after their offer is accepted to proceed with the sale.

Our final thoughts: Combining contemporary style, generous family accommodation and an enviable village setting, Campbell Court presents a rare opportunity to acquire a beautifully maintained home in one of Cardiff's most desirable residential locations.

Offering the perfect balance of countryside tranquillity and exceptional connectivity, this outstanding property is perfectly suited to modern family living and must be viewed to be fully appreciated.

We look forward to walking you around the house soon.

Front Garden

The property is approached via an impressive frontage, setting the tone for the quality and style found throughout the home. A substantial private driveway provides excellent off-road parking for multiple vehicles, complemented by a neat and well-presented front garden area that enhances the overall kerb appeal. The frontage is smartly maintained, with clean lines and a considered layout that balances practicality with an attractive, welcoming appearance. The generous driveway ensures convenience for modern family living, while the landscaped elements soften the approach and create an inviting first impression. A superb frontage that combines functionality with strong visual appeal, offering both ample parking and an elegant introduction to this outstanding home.

Entrance Hallway

A beautifully presented and instantly welcoming entrance hallway, thoughtfully designed to create an impressive first impression from the moment you step inside. Finished in a light and contemporary colour palette, the space feels bright, airy, and effortlessly elegant. Stylish tiled flooring flows seamlessly throughout the ground floor, enhancing both practicality and sophistication. A stunning staircase, complete with a beautifully crafted wooden balustrade and plush carpet runner, rises gracefully to the first floor, adding warmth and character to the space. The hallway provides access to the formal lounge, convenient downstairs cloakroom/WC, and the heart of the home an exceptional open-plan kitchen, dining and family living area. Combining timeless design with everyday functionality, this welcoming entrance sets the tone for the high-quality accommodation that unfolds throughout the property.

Lounge

5.70m x 4.02m (224' 5" x 158' 3")

A beautifully presented and exquisitely designed formal lounge, offering an elegant yet comfortable retreat away from the main living spaces. Bathed in natural light, this stunning room has been thoughtfully styled with a sophisticated dcor palette, creating an atmosphere of warmth and refinement. A striking bespoke media wall forms the focal point of the room, incorporating a contemporary electric fireplace that provides both visual impact and a cosy ambience throughout the seasons. Above, the room is further enhanced by the impressive ceiling design, featuring intricate detailing and statement lighting that elevate the space and add a sense of luxury rarely found in modern homes. Perfectly proportioned for both relaxing evenings and entertaining guests, this exceptional reception room seamlessly combines style, comfort and high-end finishing touches to create a truly inviting living environment.

Cloakroom

Beautifully appointed and finished to an exceptional standard, the ground floor cloakroom perfectly reflects the quality and attention to detail found throughout the home. Featuring elegant floor-to-ceiling tiling in warm, contemporary tones, the space exudes a luxurious and calming ambience. Thoughtfully designed with premium fixtures and fittings, the room combines practicality with sophisticated styling, creating a refined space for both family and guests. The carefully selected colour palette and high-quality finishes deliver a spa-like feel, transforming this everyday convenience into a truly impressive feature of the home.

Open-Plan Kitchen, Dining & Family Living Area

4.75m x 5.06m (187' 0" x 199' 3")

Undoubtedly the heart of this exceptional home, this breathtaking open-plan kitchen, dining and family living space has been expertly designed to deliver the perfect balance of luxury, style and everyday functionality. Spanning the full width of the property, the room offers an outstanding environment for modern family living and entertaining on any scale. The beautifully crafted kitchen is a true statement piece, showcasing sleek contemporary cabinetry, clean architectural lines and premium finishes that create a sophisticated yet highly practical workspace. Every detail has been carefully considered, from the seamless design aesthetic to the generous preparation and storage areas, resulting in a space that is as impressive as it is functional. Large-format tiled flooring flows throughout, enhancing the sense of space and continuity, while the dining and family seating areas blend effortlessly with the kitchen to create one expansive social hub. The carefully designed layout allows for both relaxed family life and elegant entertaining, with distinct zones that remain beautifully connected. Beyond the main living area, a charming snug provides an additional reception space, perfectly positioned to offer a more intimate and relaxed setting. Whether utilised as a cosy family room, reading area, children's play space or home office corner, this versatile area adds another dimension to the home's already impressive living accommodation. Conveniently located adjacent to the utility room, it creates a practical separation from the main entertaining space whilst remaining connected to the heart of the home. A stunning wall of bi-folding doors floods the room with natural light and creates a seamless transition between inside and out. During the warmer months, the doors open completely to blur the boundaries between the home and the garden, effectively extending the living space outdoors and creating an additional entertaining area. The result is a wonderful indoor-outdoor lifestyle experience, perfect for summer gatherings, family celebrations or simply enjoying the landscaped surroundings. Contemporary, elegant and undeniably impressive, this remarkable open-plan living environment encapsulates everything buyers seek in modern luxury living.

Utility Room

Designed with both practicality and style in mind, the utility room provides an invaluable extension of the main kitchen, offering additional storage, worktop space and dedicated laundry facilities to help keep the heart of the home beautifully organised and clutter-free. Finished to the same high standard as the adjoining kitchen, the room features complementary cabinetry and quality finishes, ensuring a seamless continuation of the home's contemporary design. Thoughtfully planned to maximise functionality, it provides the perfect space for everyday household tasks whilst keeping appliances and laundry discreetly tucked away from the main living areas. Conveniently positioned off the open-plan kitchen and snug area, the utility room enhances the home's practicality without compromising on style, making it an essential feature for modern family living.

Integral Garage

6.09m x 3.67m (239' 9" x 144' 6")

Accessed directly from the generous private driveway, the integral garage provides excellent versatility to suit a variety of lifestyles. Offering secure parking, useful storage space and additional flexibility, it is a practical addition to this exceptional family home. The garage benefits from electrical provision already in place for the installation of an electric vehicle charging point, making it ideally suited to modern living and future-ready for EV ownership. Whether utilised for vehicle storage, a workshop, home gym or simply additional household storage, the space can easily adapt to meet the changing needs of its next owner. Externally, the substantial driveway provides ample off-road parking for two to three vehicles, complemented by further parking within the garage itself. Together, the garage and driveway create a highly functional arrangement, offering convenience, security and flexibility for growing families and busy households alike.

Rear Garden

A beautifully landscaped rear garden that has been thoughtfully designed to complement the quality and style of the home, creating a wonderful extension of the living space for both relaxation and entertaining. Enjoying a high degree of privacy, the garden offers a perfect balance of attractive patio areas and well-maintained artificial lawn, providing versatile spaces for family life, outdoor dining and social gatherings. The patio seamlessly connects to the home via the bi-folding doors, creating an effortless flow between indoor and outdoor living and making the garden feel like an additional room during the warmer months. Carefully planned to enhance the overall aesthetic, while the generous proportions provide ample space for children to play and adults to unwind. Whether hosting summer barbecues, entertaining friends or simply enjoying a peaceful morning coffee, the garden offers a tranquil and inviting setting throughout the seasons. Beautifully presented and designed with lifestyle in mind, this exceptional outdoor space perfectly complements the luxury accommodation found within the home.

Landing

A truly stunning first-floor landing that immediately continues the sense of space, quality and elegance found throughout the home. Beautifully presented and flooded with natural light, this impressive central area creates a wonderful feeling of openness and luxury. The feature staircase rises gracefully to the landing, where the high-quality finishes and thoughtful design details remain evident. Offering access to all four bedrooms and the family bathroom, the layout has been carefully planned to provide both practicality and flow for modern family living.

4th Bedroom

4.22m x 3.67m (166' 2" x 144' 6")

Currently utilised as a luxurious walk-in dressing room, this versatile fourth bedroom demonstrates the flexibility of the accommodation on offer. Beautifully presented and thoughtfully arranged, the space has been transformed into an impressive dressing area with extensive storage, creating a boutique hotel-style feel. Generous in size and filled with natural light, the room can easily be reinstated as a comfortable fourth double bedroom, guest room, nursery or home office, depending on the requirements of the next owner. Its adaptable nature makes it an invaluable addition to the home, offering a lifestyle-led space that can evolve with changing family needs. A superb example of the property's versatility, this room combines practicality with luxury and showcases the many possibilities available within this exceptional home.

3rd Bedroom

4.11m x 3.34m (161' 10" x 131' 6")

A beautifully presented double bedroom, finished to an exceptional standard and offering a stylish and inviting retreat. The room is enhanced by elegant panelled feature walls, adding depth, character and a touch of boutique luxury, while the plush carpeting underfoot provides warmth and comfort. Generously proportioned and flooded with natural light, this impressive bedroom offers ample space for a range of furniture arrangements and is perfectly suited as a guest bedroom, children's room or sophisticated home office. The carefully chosen dcor and high-quality finishes create a calm and relaxing atmosphere, perfectly complementing the overall design of the home. Combining contemporary styling with practical living, this stunning bedroom is a further example of the attention to detail and quality evident throughout the property.

2nd Bedroom

4.81m x 4.54m (189' 4" x 178' 9")

A superbly appointed double bedroom of generous proportions, beautifully presented and finished to an impeccable standard throughout. Offering an abundance of space for a large bed and accompanying furniture, this elegant room provides a luxurious and comfortable retreat for family members or guests alike. Flooded with natural light and tastefully decorated in a contemporary style, the bedroom enjoys a calm and sophisticated atmosphere, with high-quality finishes enhancing the sense of luxury. The spacious layout ensures both practicality and comfort, making it an ideal guest suite or secondary principal bedroom. The room is further complemented by a stylish en-suite shower room, finished to an exceptional standard with quality fixtures, contemporary tiling and elegant fittings. Immaculately presented throughout, the en-suite provides a private sanctuary that perfectly reflects the high specification found across the rest of the home. A truly impressive bedroom suite that combines space, comfort and luxury in equal measure.

2nd Bedroom En-Suite

A beautifully finished en-suite shower room, immaculately presented and designed with a clean, contemporary aesthetic. Stylish tiling and quality fixtures create a sleek and sophisticated feel, perfectly complementing the luxury accommodation of Bedroom Two. The suite comprises a modern walk-in shower, WC and wash hand basin, all fitted with elegant, high-quality fittings and set within a well-planned layout that maximises both comfort and practicality. The neutral tones and polished finishes enhance the sense of light and space, delivering a calm, spa-like atmosphere.

Family Bathroom

A beautifully appointed family bathroom, finished to an exceptional standard and showcasing a stylish, contemporary design throughout. Elegantly tiled and thoughtfully presented, the space offers a calming, spa-like atmosphere with a refined neutral palette that enhances both light and space. The suite comprises a quality bath with shower over, WC and wash hand basin, all complemented by modern fittings and tasteful finishes. Every detail has been carefully considered to create a practical yet luxurious environment, ideal for busy family living while still offering a sense of indulgence. Immaculately maintained and superbly presented, this sophisticated bathroom perfectly reflects the high specification found throughout the home, combining functionality with effortless style.

Primary Bedroom

4.59m x 4.02m (180' 9" x 158' 3")

A truly impressive principal bedroom suite, beautifully proportioned and designed to deliver a luxurious sense of space, comfort and privacy. Elegantly finished and flooded with natural light, this exceptional room provides a calm and sophisticated retreat within the home. Generous in scale, the bedroom offers ample space for a large bed and additional furnishings, while maintaining a serene and restful atmosphere enhanced by high-quality decor and refined finishes throughout. The overall presentation reflects a boutique hotel style, combining comfort with understated luxury. A standout feature of this suite is the superb walk-in dressing room, thoughtfully designed with extensive fitted storage to provide a practical yet stylish solution for clothing and accessories. This dedicated space enhances everyday living while maintaining a sense of order and elegance within the bedroom itself. Completing the suite is a beautifully appointed en-suite shower room. A remarkable principal suite that delivers both functionality and indulgence in equal measure, forming a true highlight of this outstanding home.

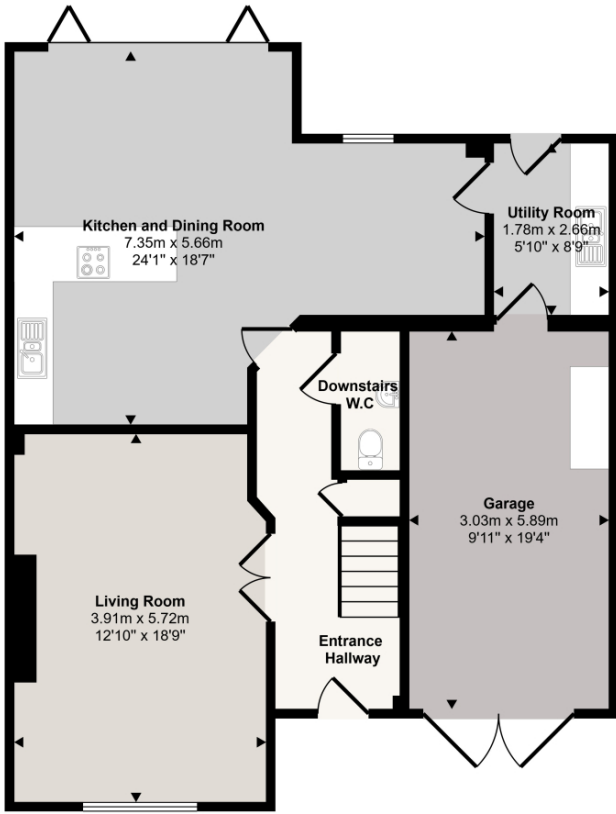
Primary En-Suite

A beautifully finished principal en-suite, presented to an immaculate standard and designed to deliver a luxurious, spa-like experience. Elegantly styled with contemporary tiling and high-quality fittings throughout, the space perfectly complements the sophistication of the principal bedroom suite. The accommodation comprises a sleek walk-in shower, WC and wash hand basin, all arranged within a thoughtfully designed layout that maximises both comfort and practicality. The clean lines, refined finishes and calming neutral tones create a serene and indulgent atmosphere, ideal for relaxation. Immaculately presented throughout, this private en-suite serves as a refined sanctuary within the principal suite, enhancing the overall sense of luxury and attention to detail evident throughout the home.

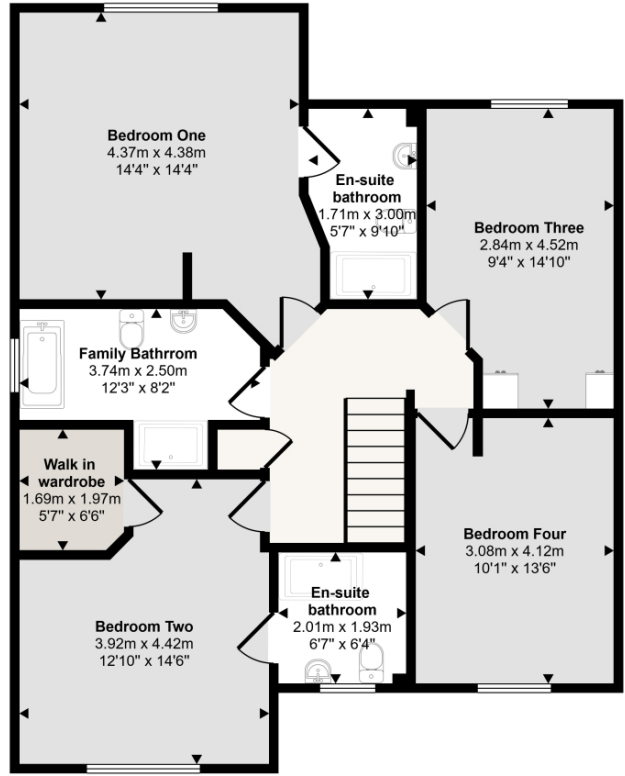




Approx Gross Internal Area
186 sq m / 2003 sq ft



Ground Floor
Approx 93 sq m / 998 sq ft



First Floor
Approx 93 sq m / 1005 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: St. Nicholas, CF5



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.