



Offers In Excess Of £900,000 bridge Road, St. Nicholas, Cardiff CF5 6SH



- Rare renovation opportunity in a prestigious village location
- Substantial detached residence with huge potential
- Generous plot with extensive private grounds
- Requires full refurbishment throughout
- Opportunity to create a bespoke family home
- Beautiful rural setting within the Vale of Glamorgan
- Excellent access to Cowbridge, Dyffryn Gardens, Cardiff and the M4 motorway
- Close to highly regarded local schools, countryside walks and village amenities



Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by Key Executive Sales. Key Executive Sales accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.



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Disclaimer

, Cowbridge Road, St. Nicholas, Cardiff,
CF5 6SH

A Rare Opportunity to Create an Exceptional Country Home

Situated in the highly sought-after village of St Nicholas, just a short drive from Cowbridge and Cardiff, Broadway House presents a truly unique opportunity to acquire a substantial detached residence set within generous grounds, offering enormous potential for renovation and transformation.

Occupying an impressive plot, this characterful property is ideal for purchasers looking to create their dream home in one of the Vale of Glamorgan's most desirable locations. While the property requires comprehensive modernisation throughout, it provides an outstanding blank canvas with the space, setting and potential to become a magnificent family residence.

The expansive grounds offer a wonderful sense of privacy and seclusion, with mature planting and generous outdoor space providing the perfect opportunity to create spectacular landscaped gardens, elegant entertaining areas and an exceptional outdoor space.

St Nicholas is a picturesque and highly regarded village renowned for its rural charm, excellent transport links and proximity to the market town of Cowbridge & Dyffryn Gardens. The property enjoys easy access to the A48 and M4, making Cardiff, Bridgend and beyond easily accessible, while benefiting from the peace and tranquility of village living.



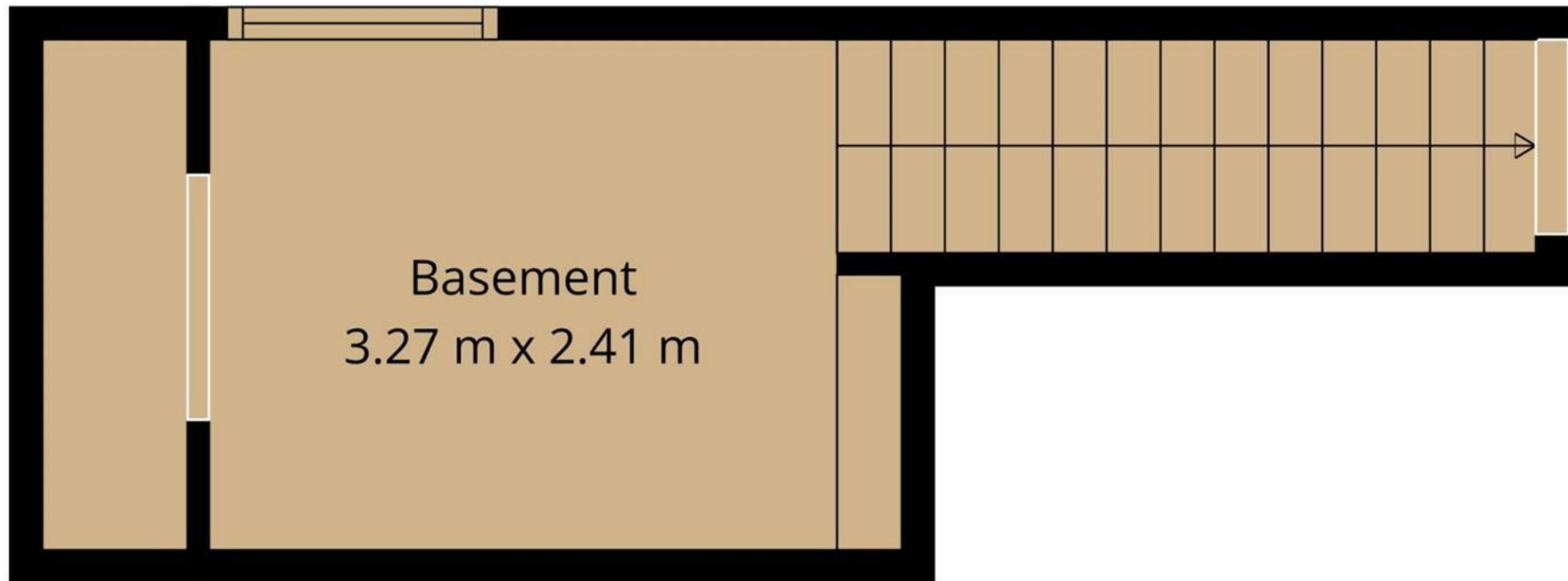
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70
		34
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Key Executive Sales

02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
Cardiff Property Lettings T/A Key Executive Sales | Reg. No. 05294705 | VAT Reg. 851012863

   @keyexecutivesales



TOTAL: 255 m2

Basement: 0 m2, 1st floor: 149 m2, 2nd floor: 106 m2

EXCLUDED AREAS: BASEMENT: 11 m2, UNDEFINED: 2 m2, ROOM: 21 m2,
OPEN TO BELOW: 0 m2, WALLS: 20 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.