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Trehill Lodge, St. Nicholas
Cardiff

£875,000

Trehill Lodge

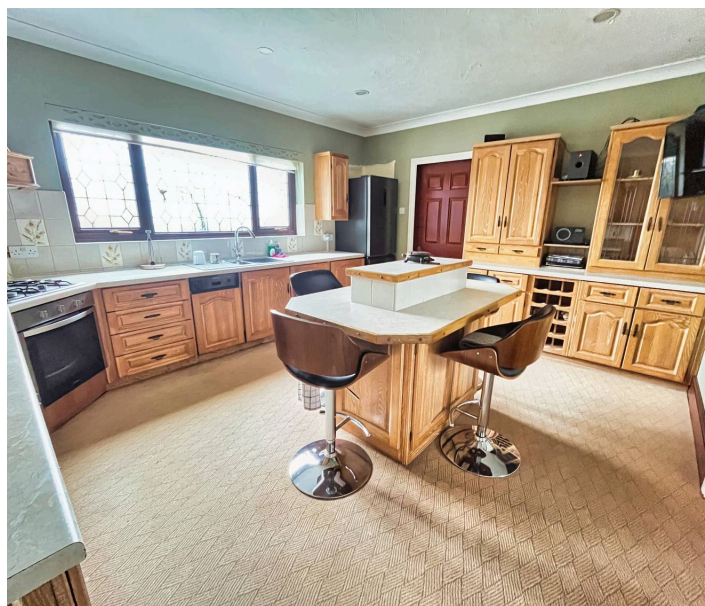
St. Nicholas, Cardiff

A substantial detached family home at the head of a select cul-de-sac, close to countryside and Cottrell Park, with convenient access to Cardiff and the M4.

Council Tax band: I

Tenure: Freehold

From our Cowbridge offices travel in an easterly direction up The High Street, through the traffic lights, filtering onto the A48 heading towards Cardiff. Drive through Bonvilston; on entering St Nicholas, turn left for Trehill Chapel and left again. Continue around the bend where Trehill Lodge will be directly in front of you through the pillared entrance.



Timber panelled entrance door with sunbeam glazing over leads to the PORCH with carpeted floor, flanked by stained glass windows, and a door through to a most impressive galleried HALLWAY with carpet laid, central chandelier and quarter-turn traditional spindled staircase to the first floor. Part-tiled CLOAKROOM comprises a white low-level WC and wall-hung basin with frosted stained-glass window over.

Triple-aspect MAIN SITTING ROOM runs the whole depth of the property with windows to the front and side elevations, and a pair of French doors linking directly to the rear garden. A gas fire with cast iron inset and carved marble surround and hearth provides a lovely feature to the room, complemented by wall-mounted and ceiling lights.

Centrally situated SITTING ROOM with laid carpet and French doors giving access to and framing the rear garden well.

A fully fitted KITCHEN/BREAKFAST ROOM is a naturally bright space with light drawn in from the rear elevation. Traditionally styled cabinetry with roll-top marble-effect countertops, matching breakfast bar island providing further storage, and a run of appliances to remain. Appliances to remain include oven/grill with gas hob, dishwasher, and fridge/freezer. Door connecting into a front DINING ROOM with central light, carpet, and views to the front elevation.

Beyond the kitchen lies a plumbed UTILITY/BOOT ROOM with base-mounted cabinets, countertop over, and additional sink with REAR PORCH access, integral DOUBLE GARAGE access and a door to the STUDY with window overlooking the garden.

A 'U'-shaped galleried LANDING is a grand transition space leading into the bedrooms with windows to the front elevation and access to a large airing cupboard.

BEDROOM 1 is a sizeable double bedroom that runs front to back, enjoying front and rear garden views and an extensive run of built-in wardrobes and storage. This room could easily be split into two well-balanced double bedrooms with the inclusion of a stud wall, if required.

A fully tiled EN-SUITE BATHROOM comprises a four-piece suite with low-level WC, bidet, sink and shower enclosure with frosted window.

BEDROOM 2 is a generous double located to the rear of the property with built-in wardrobes, dresser and fitted carpet. Door to EN-SUITE SHOWER ROOM with traditional suite including a pedestal wash hand basin, WC and mains-fed shower enclosure with frosted window drawing in natural light.

BEDROOM 3 lies to the front of the property, taking in countryside views beyond, with fitted carpet and fitted wardrobes.

FAMILY BATHROOM is a large principal bathroom with part-tiled walls, corner bath, WC, bidet and sink with two frosted windows to the rear elevation.

A pillared entrance leads to a substantial driveway and parking area that can accommodate 6+ vehicles, with access to the linked double garage with lean-to externally accessed store to the side. The garage benefits from an electric double up-and-over door, power and lighting, and internal door to utility room.

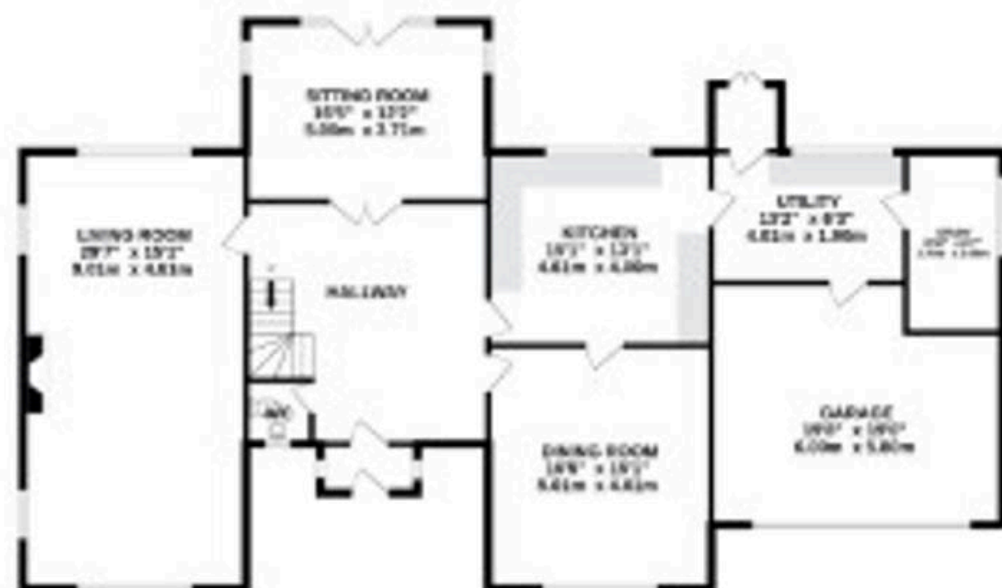
The garden extends from the front to both sides and the rear, primarily laid to lawn with established hedging, stocked beds, paved seating areas and pathway to the side.



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GROUND FLOOR
1894 sq.ft. (175.8 sq.m.) approx.



1ST FLOOR
1301 sq.ft. (120.4 sq.m.) approx.



TOTAL FLOOR AREA: 3254 sq.ft. (300.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The content, systems and appliances shown have not been listed and no guarantee as to their quality or efficiency can be given.
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