



**Kinfauns Cowbridge Road**  
St Nicholas, Nr Cardiff, CF5 6SH  
Price £645,000

**HARRIS & BIRT**



An immaculately presented four-bedroom detached family home, benefitting from approved planning permission to convert the garage into additional accommodation, and situated in a prime position within the sought-after village of St Nicholas.

The property is entered via a spacious entrance hallway with stairs to the first floor and doors providing access to all ground-floor accommodation. The living room offers a generous family space featuring a wood-burning stove, French doors opening onto the rear garden and a bay window to the front, allowing an abundance of natural light.

A newly fitted Magnet kitchen provides a modern and stylish living space, incorporating a breakfast bar and dining area with French doors opening onto the rear garden, complemented by a utility room offering additional storage. A second reception room, currently used as a snug, provides access to the garage, which is presently utilised as a home gym. A cloakroom completes the ground-floor accommodation.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, a family bathroom and access to the loft.

Externally, the property benefits from off-road parking and access to the enclosed rear garden, which is mainly laid to lawn with a paved area ideal for outdoor entertaining.

St Nicholas is a popular small village with good local facilities including village junior school from where the children go to Cowbridge comprehensive school, parish church, Cottrell Park Golf Club with its two 18 hole courses, National Trust property at Dyffryn Gardens. In the adjoining village of Bonvilston is a good local shop, village hall known as "The Bonvilston Reading Rooms", and the Red Lion. 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, mainline British railway and Cardiff Wales Airport.

- Spacious Detached Family Home
- Four Double Bedrooms
- Spacious Living Room & Snug
- Sizeable Rear Garden
- Easy Commute to Cardiff City Centre
- Planning Permission Granted For Garage Conversion/Annexe
- Modern High Quality Kitchen
- Off Road Driveway Parking
- Cowbridge School Catchment
- EPC Rating - C

## Accommodation

### Ground Floor

#### **Entrance Hall 12'11 x 9'0 (3.94m x 2.74m)**

Entered via wooden door. Wood floor. Radiator. Skimmed walls and ceiling. LED ceiling spotlights. Door to cloakroom with wooden floor. Doors to all ground floor rooms.

#### **Living Room 13'5 x 21'0 (4.09m x 6.40m )**

Wood floor. Skimmed walls and ceiling. LED ceiling spotlights. French doors with plantation shutters leading out to rear garden. UPVC window to front with plantation shutters. Wood burning fire with slate hearth and exposed wood beam above. Radiators.

#### **Kitchen/Dining Room kitchen(11'0 x 11'6) dining room(8'0 x 11'6) (kitchen(3.35m x 3.51m) dining room(2.44m x 3.51m))**

Newly fitted Miele kitchen with features to include range of wall and base units. Integrated fridge/freezer behind matching decor panel. Miele electric oven with fitted Miele microwave over. Miele four ring electric induction hob. Fitted cooker hood over. Integrated dishwasher behind matching decor panel. Hotpoint. Undercounter lighting. 1.5 sink bowl and drainer with swan neck black mixer tap. Marble effect worksurface with matching splashbacks. Overhang allowing space for seating at breakfast bar. Space for dining table and chairs. Wood floor. Radiators. Skimmed walls and ceiling. Ceiling spotlights. Door to utility room.

#### **Utility Room 6'2 x 5'10 (1.88m x 1.78m)**

Space for washing machine and dryer. Wall and base units. Marble effect worksurface. Boiler. Door with access to side of the property.

#### **Sitting Room 9'5 x 10'0 (2.87m x 3.05m)**

UPVC window to side. Wood floor. Skimmed walls and ceiling. UPVC door leading into garage.

#### **WC**

WC. Sink. UPVC window to side. Half tiled wall. Further skimmed walls and ceiling. Pendant ceiling light.

#### **First Floor**

#### **Landing 1'0 x 9'2 (0.30m x 2.79m)**

Window to front. Carpet floor. Wooden banister with glass panels. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Access hatch to loft. Door to airing cupboard housing the water tank. Doors to all first floor rooms.

#### **Master Bedroom 13'5 x 11'6 (4.09m x 3.51m)**

UPVC window to rear. Carpet floor. Skimmed walls and ceiling. Radiator. Ceiling spotlights. Built in fitted wardrobe. Door to en suite.

#### **En Suite**

Wash hand basin set on tiled unit. Corner shower cubicle with rainfall shower head attachment. Low level WC. Vertical heated towel rail. UPVC window to front. Tiled floor. Tiled walls. Skimmed ceiling. Pendant ceiling light.

#### **Bedroom Two 12'2 x 11'6 (3.71m x 3.51m)**

UPVC window to rear. Carpet floor. Skimmed walls and ceiling. Radiator. Ceiling spotlights.

#### **Bedroom Three 6'10 x 12'3 (2.08m x 3.73m)**

UPVC window to rear. Carpet floor. Skimmed walls and ceiling. Radiator. Pendant ceiling light.

#### **Bedroom Four 9'5 x 9'2 (2.87m x 2.79m)**

UPVC window to front. Carpet floor. Skimmed walls and ceiling. Radiator. Pendant ceiling light.

#### **Family Bathroom**

Tiled floor. Tiled walls. Bath with tiled panels. Wall hung wash hand basin with mixer tap. Vanity unit above. UPVC window to front. Dual flush WC. Pendant ceiling lighting. Vertical heated towel rail.

#### **Outside**

To the front is a gravel area with path to driveway. Garage. Side access. Rear garden is mainly laid to lawn. Wood fencing to all boundaries. Patio area for outside entertaining.

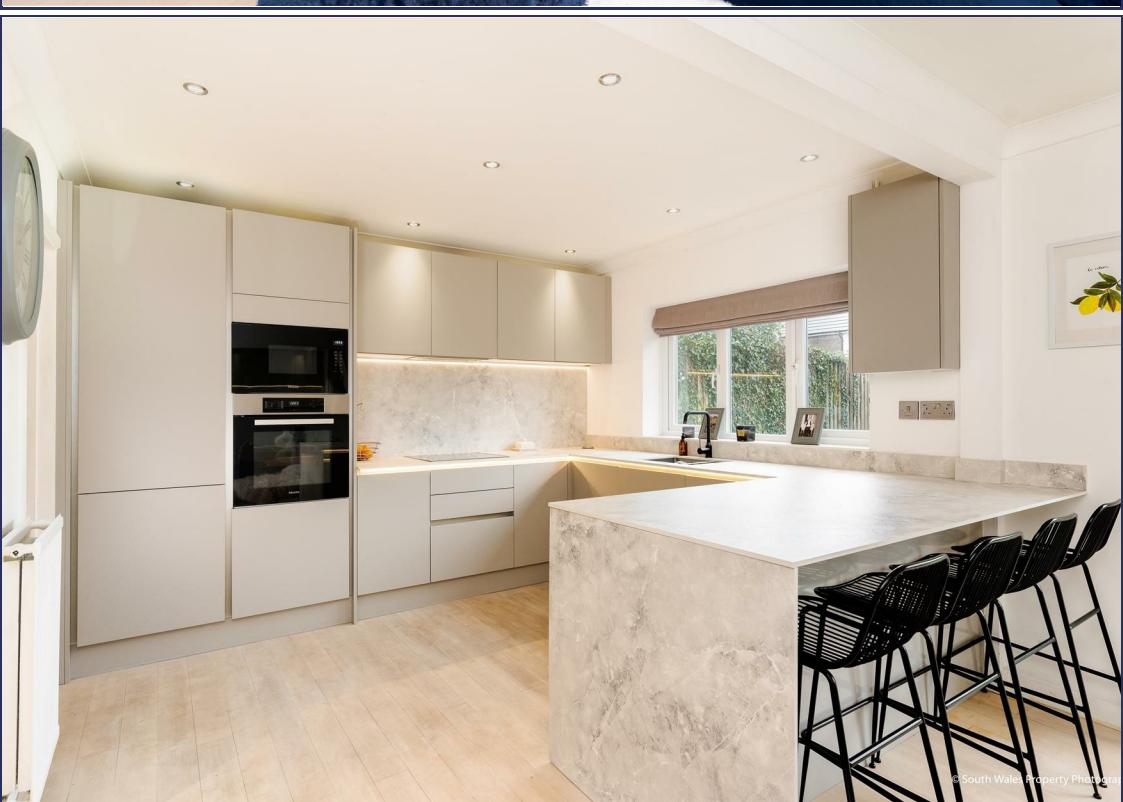
#### **Garage 16'7 x 17'8 (5.05m x 5.38m)**

Currently in use as home gym and storage. Window to side. Up and over electric roller door. Light and power.

#### **Services**

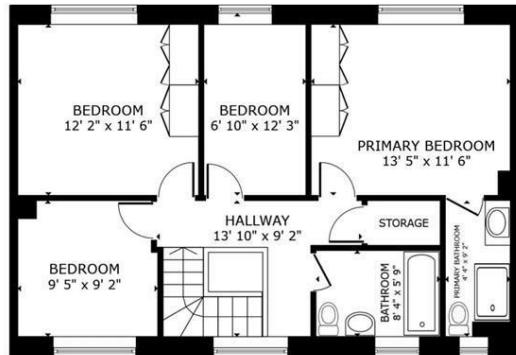
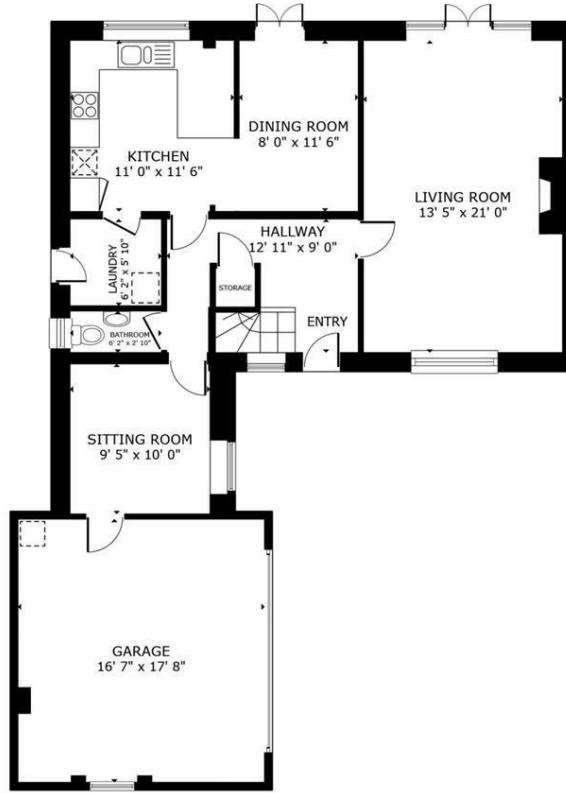
Mains water, electricity and drainage.





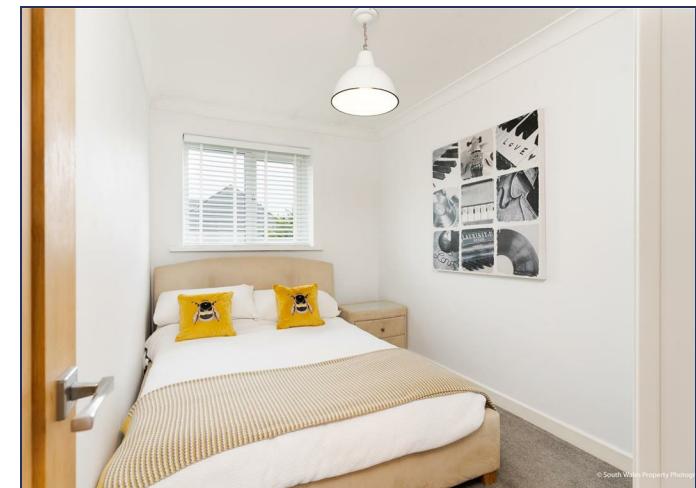






GROSS INTERNAL AREA  
GROUND FLOOR 821 sq.ft. FLOOR 1 716 sq.ft.  
EXCLUDED AREAS : GARAGE 293 sq.ft.  
TOTAL : 1,537 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

