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herbert r thomas

**Meyrick House West, St. Nicholas**  
Cardiff

**£1,175,000**

# Meyrick House West

St. Nicholas, Cardiff

From our Cowbridge offices head in an Easterly direction up the high street through the traffic lights, filtering onto the A48 towards Cardiff. Drive through Bonvilston and into St Nicholas. On entering the village take the 2nd turning left. drive past the village school (on your left), bear left and left again where the entrance to West Meyrick is on your left.

What3words: views.many.bulb

Exceptional contemporary of outstanding proportions enjoying a secluded position with stunning rural views, yet conveniently located whilst providing convenient commuting access to Cardiff. Council Tax band: I

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Exceptional contemporary house of outstanding proportions enjoying a secluded position with stunning rural views, yet conveniently located providing excellent commuting access to Cardiff. Covered entrance with contemporary hardwood door. HALLWAY, tiled floor, underfloor heating (as through the ground and first floor), sliding patio doors to rear garden. Beautiful oak and glass staircase rises to first floor Landing. CLOAKROOM with wall hung WC and wash hand basin with vanity drawers, heated towel rail and high quality tiling. "Sliding" pocket door to the main living space which combines; a huge KITCHEN/ DINING ROOM with 2m wide sliding patio doors to a stunning, rolling countryside view. Kitchen are incorporates a substantial range of modern base and wall cupboards with white marble finish worktops with stainless steel one and a half bowl sink and mixer tap. Island incorporating wide timber effect breakfast bar and additional sink. Twin ovens, ceramic hob and extractor, dishwasher and slot in American style fridge freezer, shelved PANTRY, ample space for dining table and casual sitting, separating wall with double sided gas fire and access both sides to LIVING ROOM, ceramic tiled floor, wide sliding patio doors to balconies, front and rear enclosed by glass and aluminium railed balustrading.

Further access from the landing to the PRINCIPLE BEDROOM, aluminium double glazed windows to side and rear elevations. Doors to substantial walk-in wardrobe with shelving and hanging space, interconnecting pocket door to a beautiful EN-SUITE SHOWER ROOM, twin wash hand basins and vanity drawers, low level WC and wide shower cubicle with glazed entry door, frosted double glazed window and heated towel rail, tiled floor and walls. Access from ground floor hallway to a large FAMILY ROOM, currently used as a home gym/ leisure room with high quality timber effect vinyl flooring, double glazed window to front elevation and sliding patio doors to rear garden, contemporary gas fire with black marble trim. STUDY with aspect to front. Ground floor CLOAKROOM, white low level WC and wash hand basin with vanity drawers, heated towel rail. UTILITY ROOM, fitted cupboards, worktop and stainless steel sink, space and plumbing for washing machine, tumble dryer and fridge freezer, tiled floor, deep coat cupboard and door to integral garage. BOILER/ DRYING ROOM containing all the working parts of the house including 'Ideal' mains gas central heating boiler, large pressurised cylinder tank, electrics and video surveillance screen.

A REAR HALLWAY/ BEDROOM WING provides access to BEDROOM TWO, spacious double bedroom with bank of floor to ceiling fitted wardrobes, twin double glazed French doors to side, door to EN-SUITE BATHROOM, contemporary white suite including double ended bath, low level WC, wash hand basin with vanity drawer and large shower enclosure with mains shower attachment, fully tiled to floor and walls. Connecting door to hallway allowing independent use. BEDROOM THREE double room with sliding patio doors to rear garden and door to ENSUITE SHOWER ROOM including low level WC, wash hand basin and shower enclosure with glazed entry shower door. BEDROOM FOUR, built-in floor to ceiling fitted wardrobes, double glazed full-length window and French doors to rear garden. Door to EN-SUITE SHOWER ROOM, high quality fittings include low level WC, wash hand basin with vanity drawer, wide shower enclosure with a glazed entry door, fully tiled to floor and walls, frosted window and heated towel rail.

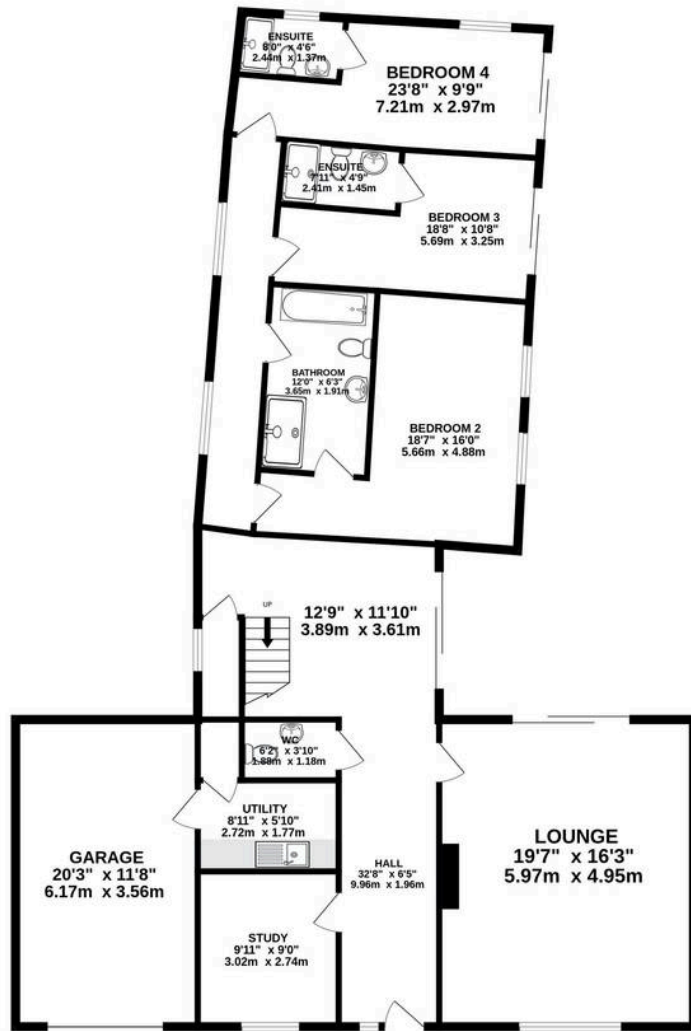
Electric double gates servicing East and West Meyrick House lead via a pavia driveway to the front of Meyrick House West where there is extensive parking and access to an integral GARAGE, power, light and connecting door to utility room. Front lawn and gated side path to rear garden. Very private, enclosed by hedged boundaries with a large, modern paved sitting area. Shaped lawn and further graveled storage area with ample room for storage sheds etc.



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GROUND FLOOR

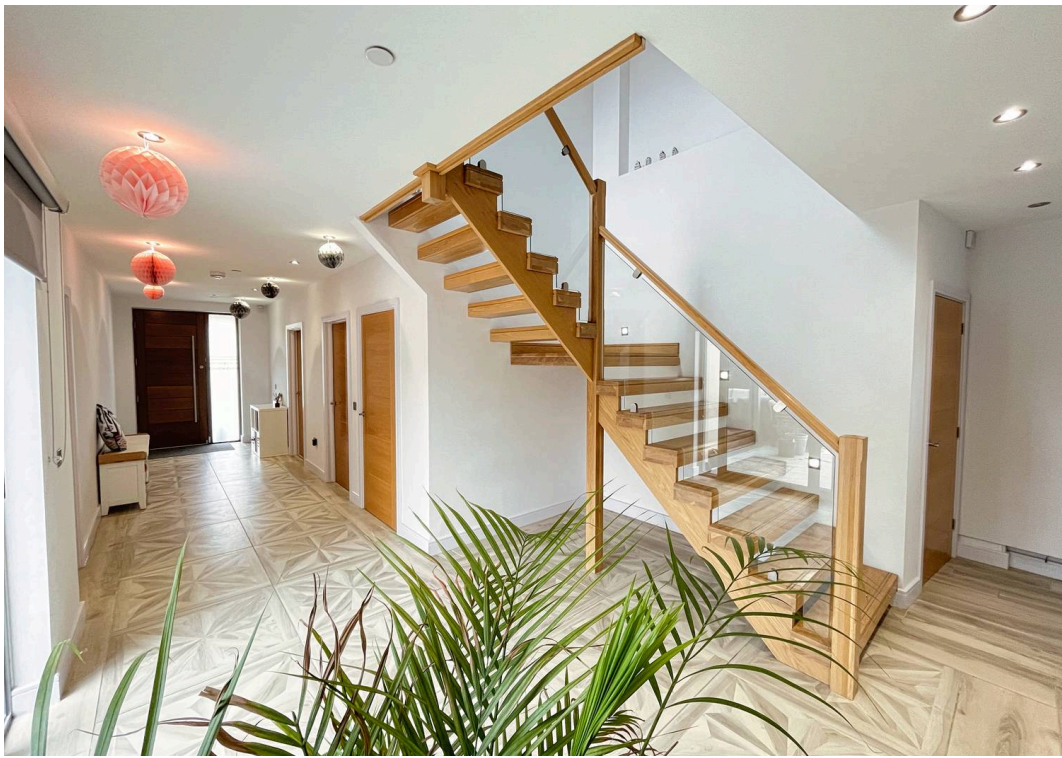


1ST FLOOR



Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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