



25 Cae Newydd
St. Nicholas, Vale of Glamorgan, CF5 6FF





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CF5 6FF

£550,000 Freehold

4 Bedrooms : 2 Bathrooms : 1 Reception Rooms

• An immaculately presented detached family home, situated in the conveniently located village location of St. Nicholas.

Accommodation & Amenities;

• Entrance hall • Cloakroom • Lounge • Kitchen-living-dining room • Utility room.

To the first floor; • Master bedroom with en-suite
• Three further bedrooms • Family bathroom.

Gardens & grounds;

• Off road parking • Detached garage • Landscaped front & rear gardens.

Directions

From our office in Cowbridge Town Centre, travel in an easterly direction along the A48 towards Cardiff. Travel through the village of Bonvilston and into St Nicholas and turn in to the new 'Redrow' development (to your left). Keep straight on entering the development into Cae Newydd where number 25 will be located on your left hand side. Approaching from Culverhouse Cross / Cardiff, enter the village and take the second right turning into the Redrow development.

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The village of St Nicholas, which is about 1 mile, is situated between the City of Cardiff and the Historic market town of Cowbridge, and lies on the A48 road which serves The Vale of Glamorgan. St Nicholas has long been regarded as one of the Vale of Glamorgan's most sought after residential areas, amidst gently rolling countryside, yet with convenient access to Cardiff and transport networks. At the nearby Culverhouse Cross there is an out-of-town shopping centre which includes Marks and Spencer, Tesco and other National retail outlets.

ABOUT THE PROPERTY

- * An immaculately presented detached family home, conveniently located for both Cowbridge and Cardiff
 - * Entrance hallway and cloakroom
 - * Family lounge with central feature fireplace
 - * Kitchen-living-dining space with a great range of units and work tops with ample space remaining for a table and seating
 - * Appliances, where fitted, are to remain and include: oven/grill, gas hob, integrated fridge, freezer and dishwasher.
 - * Utility/store cupboard to one corner with space and plumbing for a washing machine
 - * Master bedroom with fitted wardrobes & an en-suite shower room
 - * Second double bedroom also with fitted wardrobes
 - * Two further generous bedrooms
 - * Contemporary, family bathroom with deep store cupboard and shower over bath
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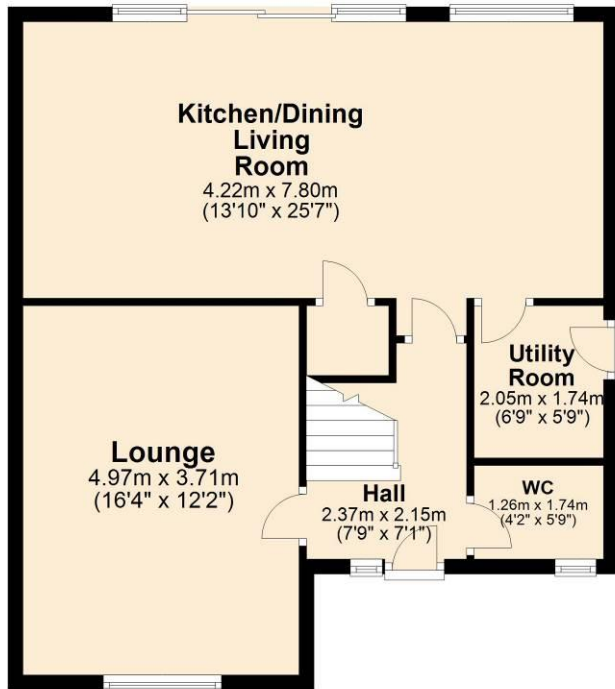
GARDENS AND GROUNDS

- * Long driveway parking running to the side of the property and leading to the garage
 - * Detached garage (approx max 3m x 3.2m) entered via an up and over door; power connected, eaves storage
 - * Enclosed garden to rear, overlooked by, and accessed directly from, the kitchen-living-dining room
 - * Most thoughtfully created landscaped garden with carefully planted beds surrounding a lawn and a paved patio
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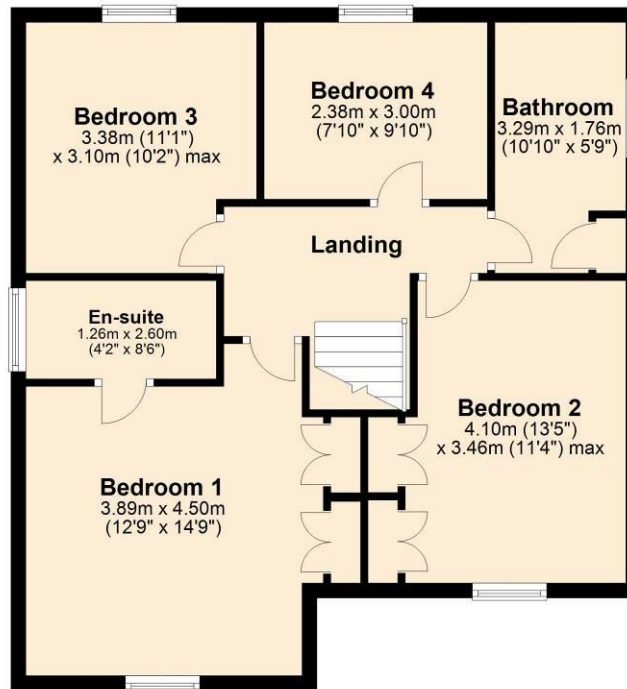
TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating.

Ground Floor
Approx. 62.2 sq. metres (669.3 sq. feet)

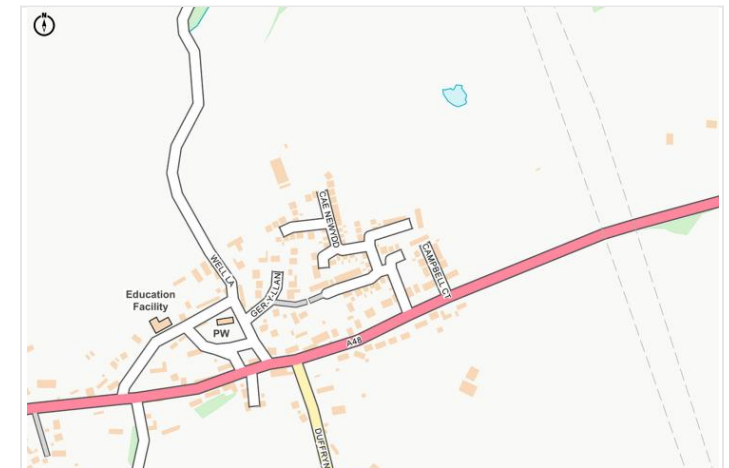
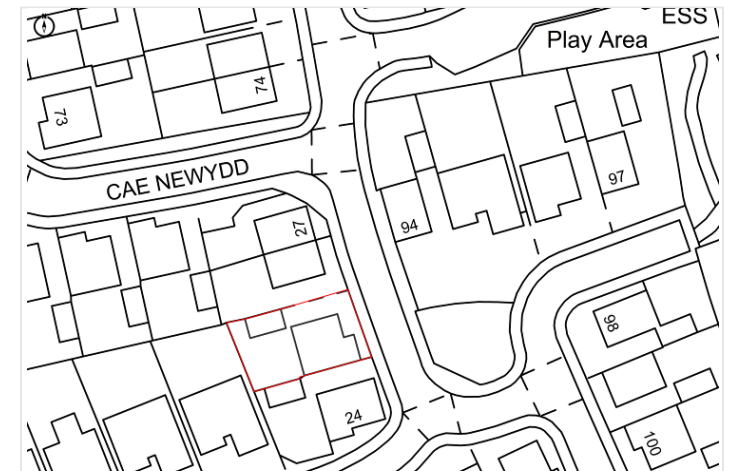


First Floor
Approx. 65.3 sq. metres (702.7 sq. feet)



Total area: approx. 127.5 sq. metres (1372.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(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	



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