



St Alma, The Lane,  
St. Nicholas, Vale of Glamorgan, CF5 6SD





# St Alma, The Lane

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Offers in excess of £650,000 Freehold

**4 Bedrooms : 3 Bathrooms : 2 Reception Rooms**

A spacious family home, conveniently located for both Cardiff City Centre and Cowbridge.

Accommodation & Amenities;

- Entrance hall • Lounge • Kitchen-breakfast room
- Dining room/bedroom 5 • Further bedroom to the ground floor • Shower room.

To the first floor;

- Master bedroom with en suite • Two further double bedrooms • Family bathroom

Gardens & Grounds;

- Surrounding gardens • Ample off road parking
- detached garage with adjoining store.

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## 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. Continue along the A48 out of centre of the village, then take a right turning into 'The Downs'. Travel along Grants Fields, turning left into The Lane. St Alma will be to your left after about 50 yards.

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**Your local office: Cowbridge**

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## Summary of Accommodation

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### 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.

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### ABOUT THE PROPERTY

- \* Entrance hall with staircase leading to the first floor & doors providing access to ground floor accommodation
- \* A generous living room, fitted with a central feature log burner & two sets of sliding French doors leading to the rear garden
- \* Kitchen/breakfast room fitted with a range of wall & base units
- \* Integrated appliances to remain; Oven/grill, ceramic hob & extractor above
- \* Space and plumbing for freestanding white goods
- \* uPVC French doors lead to the rear enclosed garden
- \* Ground floor shower room, with walk-in shower, sink & wc
- \* Bedroom 4 is located to the ground floor
- \* Dining room/bedroom 5, currently utilised as a second reception room
- \* To the first floor;
- \* Spacious master bedroom with en-suite bathroom
- \* Two further double bedrooms
- \* Modern family bathroom suite

### GARDENS AND GROUNDS

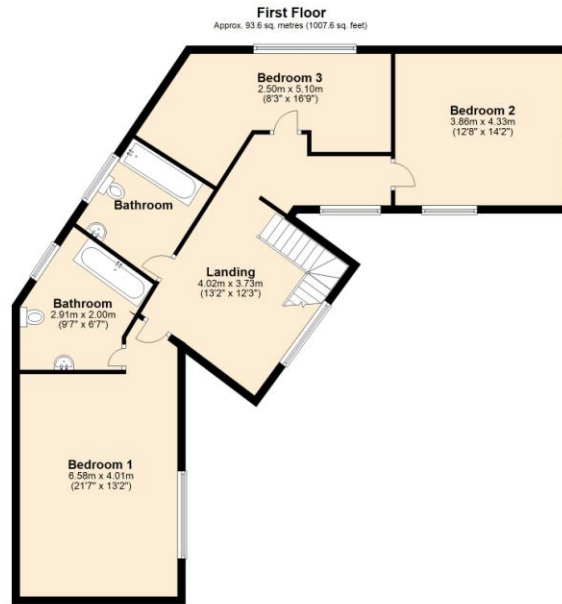
- \* Gated off road parking
  - \* Front landscaped garden
  - \* Detached garage with power & lighting
  - \* Further store
  - \* Rear enclosed garden
  - \* With a variety of patio, lawned & gravelled areas
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### TENURE AND SERVICES

Freehold. Mains gas, electric and water service the property. Cesspit drainage shared with next door.

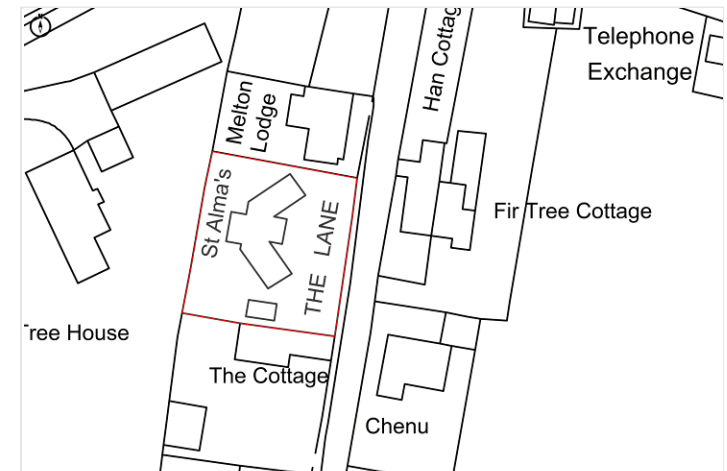
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Total area: approx. 203.5 sq. metres (2190.1 sq. feet)

Plan produced by Watts & Morgan LLP  
Plan produced using Planipol



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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