



5 Campbell Court
St. Nicholas, Vale of Glamorgan, CF5 6BF





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Vale of Glamorgan, CF5 6BF

Guide Price £699,950 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

An extremely stylish, detached family home on this popular development with spacious, immaculate accommodation. Lounge with bay window, home office, kitchen/living/dining space running the width of the property. Also cloakroom and utility room. Master bedroom with en suite shower room, three further double bedrooms and bathroom. Parking and garage. Enclosed, west facing garden to the rear.

EPC rating: B85

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, to find Campbell Court to the far eastern (Cardiff) end of the village on the left side of the road.

If approaching from Cardiff, travel from Culverhouse Cross along the A48 in a westerly direction. Campbell Court is the first development to your right on entering the village

- Cowbridge 6.6 miles
- Cardiff City Centre 6.2 miles
- M4 (J32) 5.1 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

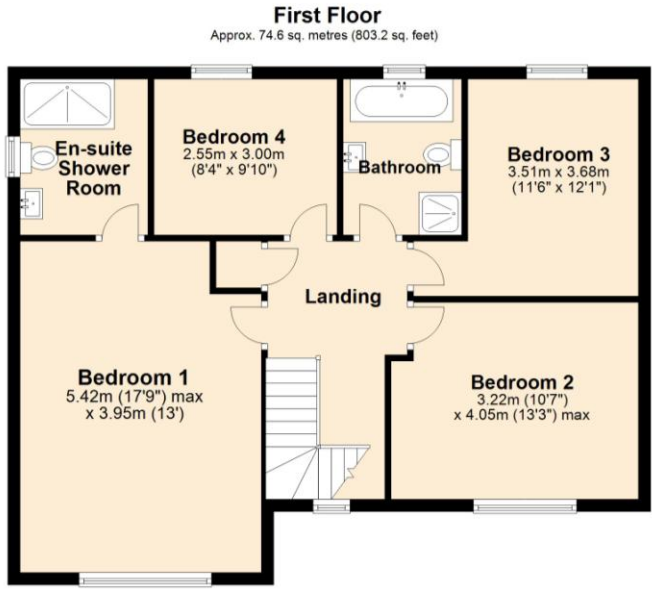
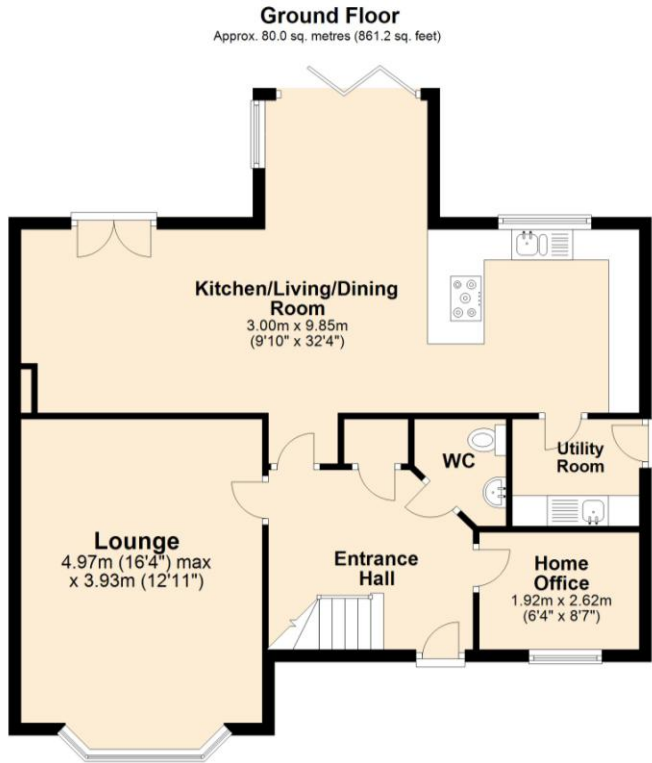
- * A modern, detached family home located on this popular development with spacious, very well presented accommodation
- * Built in 2018 by the highly regarded 'Watersone Homes'
- * Entrance porch leads to ground floor hallway, off which all principal reception rooms are located; staircase leads to the first floor.
- * Family lounge with bay window overlooking front garden into the head of this cul-de-sac.
- * Running the width of the rear of the property is a superb kitchen-living-dining space.
- * The distinct kitchen area includes a particularly good range of contemporary units with appliances to remain including oven, induction hob, microwave/combi oven and fully integrated fridge, freezer and dishwasher.
- * A separate utility room offers further storage and space for a washing machine and dryer.
- * The kitchen itself is open plan to a dining area with pitched ceiling and floor-to-ceiling windows; there is ample seating space beyond.
- * This family space looks out over the rear garden and enjoys the west facing aspect.
- * Home office looks to the front elevation and is accessible from the hallway
- * To the first floor is a central landing area with doors leading to all four bedrooms and to the family bathroom.
- * The master bedroom is especially generous and looks to the front elevation. It has two sets of built-in wardrobes and its own luxurious en suite shower room with walk-in shower and electric underfloor heating.
- * The three further bedrooms are all double rooms, the second largest including fitted wardrobe.
- * Family bathroom includes a bath and separate, walk-in shower cubicle.

GARDENS AND GROUNDS

- * The property fronts onto the head of this cul-de-sac from which there is access onto a driveway parking area with space for two cars end to end.
- * Driveway continues to the detached garage (approx. max 6.25m x 3.25m) which is accessed by an up and over door. Power connected; eaves storage; pedestrian door leads into the rear garden.
- * The rear garden itself is an enclosed large space enjoying a sunny westerly aspect.
- * A paved patio area is accessed directly from the kitchen-living-dining space and this, in turn, opens onto a larger area of lawn.
- * A path from this patio leads to a gated entrance to the driveway and continues to the pedestrian door into the garage.
- * Beyond the lawn are some pea shingle areas and raised beds.
- * A deep side area, to the northern side of the property, provides an additional garden / storage space

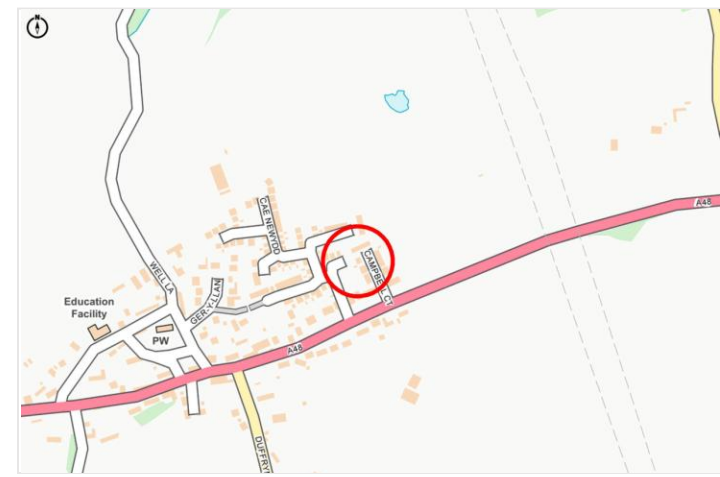
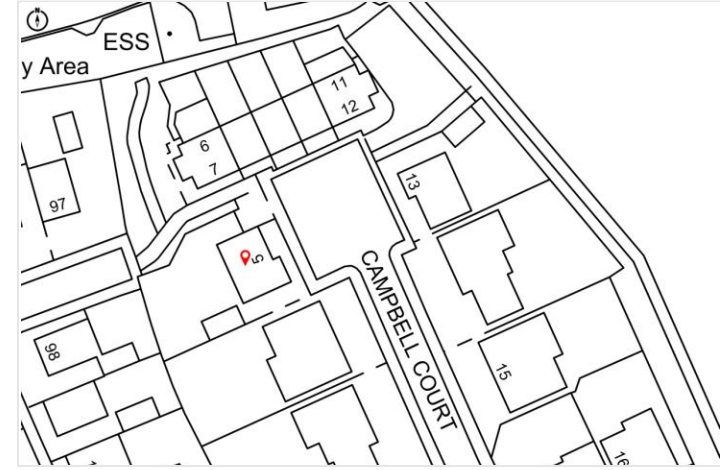
TENURE AND SERVICES Freehold. All mains services connect to the property.





Total area: approx. 154.6 sq. metres (1664.5 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		93
(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	

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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