



**The Cottage, The Lane**

**The Downs, St. Nicholas, Vale of Glamorgan, CF5 6SD**

**WATTS & MORGAN** 160 YEARS



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Vale of Glamorgan, CF5 6SD

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Offers in excess of £625,000 Freehold

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

A stylish cottage property, comprehensively modernised in recent years and offering superb family accommodation with south facing garden. Family lounge, contemporary kitchen-living-dining space opening to patio and garden. Also utility area and cloakroom. To the first floor: four good sized bedrooms, one with en-suite bathroom. Contemporary shower room. South facing garden to the front mainly laid to lawn; sheltered, west facing patio garden to one side. Driveway parking; double garage.

EPC rating: D59

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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. The Cottage will be to your left after about 50 yards.

- Cowbridge 7.2 miles
  - Cardiff City Centre 5.7 miles
  - M4 (J33) 4.4 miles
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**Your local office: Cowbridge**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* The Cottage is neatly positioned to the edges of the Vale of Glamorgan and is most conveniently located for access to Cowbridge, to the M4 at Junction 33 and for Cardiff.
- \* The accommodation has been reconfigured in recent years and comprehensively modernised to offer an effortlessly stylish family home.
- \* Entrance porch with quarry tiled floor opens into a central ground floor hallway.
- \* Tiled floor to the hallway and staircase leading to first floor; doors lead to the large family lounge and to the kitchen-living-dining area.
- \* The family lounge has two exposed stone walls and an especially broad deep bay window with fitted storage beneath looks out over the front garden enjoying a southerly aspect.
- \* It has, as a focal feature, a gas fire recessed within a chimney breast resting on a flagstone hearth.
- \* Kitchen-living-dining space is a superb family area with oak flooring and a very generous range of fitted units with quartz worktops and island unit extending to form a breakfast bar.
- \* 'Rangemaster' range cooker, integral dishwasher, washing machine and wine fridge are all to remain. American-style fridge freezer available by separate negotiation.
- \* The living-dining area is open to the kitchen space and has ample room for a dining table and additional seating.
- \* Bi-fold doors open from here directly onto a south facing paved patio area with lawn beyond.
- \* An adjoining utility room includes a sink unit and space for a dryer.
- \* A door from this utility area leads to the doakroom and a glazed door opens to the paved side patio area.
- \* To the first floor a landing area has doors leading to all four bedrooms and to the contemporary shower room with walk-in broad shower cubicle.
- \* The four bedrooms are all generous in size, the master bedroom being especially large.
- \* A second guest bedroom has its own ensuite bathroom.

### GARDENS AND GROUNDS

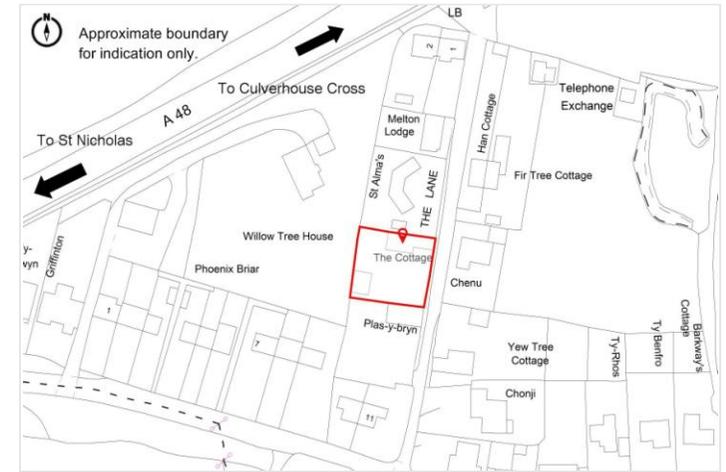
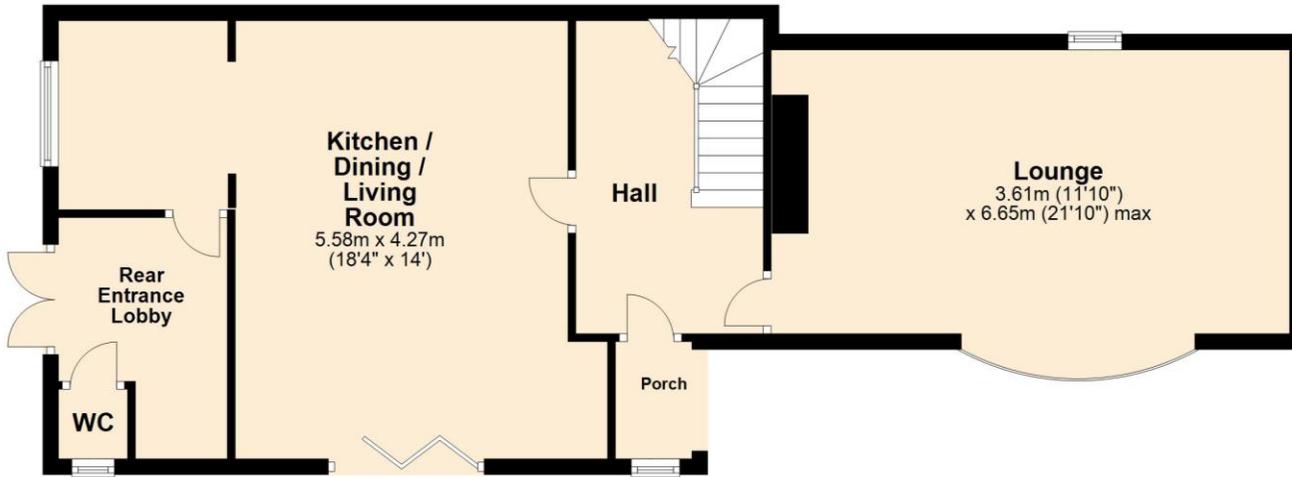
- \* Positioned just off "The Lane", an electrically operated timber gate opens onto a flint chipped driveway parking area.
- \* This generous space leads on to the large garage (approx. max. 7.1m x 5m) which, in turn, is accessed via a roller shutter door. Power connected
- \* Flagstone steps lead up from the driveway to a large area of lawn fronting the property and running almost the whole depth of the plot
- \* A path leads to the principal entrance doorway and continues past the bi-fold doors to the kitchen and leads, through a gate within a timber picket fence, to the sheltered side patio.
- \* This paved patio garden is the western side of the property and offers a wonderfully private, sheltered space to enjoy the aftermoon and evening sun.

### TENURE AND SERVICES

Freehold, Mains electric, water and gas connect to the property. Drainage to be confirmed.

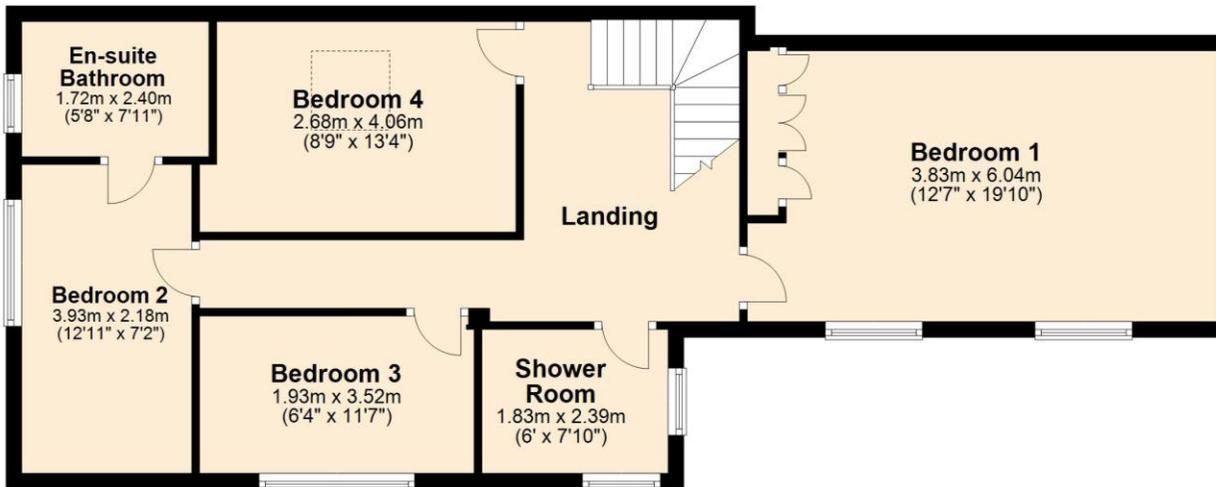
### Ground Floor

Approx. 71.6 sq. metres (770.2 sq. feet)



### First Floor

Approx. 72.6 sq. metres (781.6 sq. feet)



Total area: approx. 144.2 sq. metres (1551.8 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)	<b>A</b>		
(81-91)	<b>B</b>		94
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		89
(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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