



St Nicholas, CF5 6SJ

**£750,000**

BRINSONS & BIRT

Brinsons and Birt are pleased to offer to market this stunning and spacious four bedroom semi-detached property, in excess of 3000 sq/f, situated in the sought after village of St. Nicholas, offering excellent schooling for all ages, as well as local amenities close at hand, alongside perfect access links to the M4 corridor and Cardiff alike. The property, recently modernised and offering excellent living space will appeal to a variety of buyers and is thoroughly adaptable.

The accommodation, briefly comprises; entrance porch, through into large entrance hall, with double doors into impressive 30ft living room, dining room, kitchen/family room, utility and garden room to the ground floor. With four large bedrooms to the first floor, three with en suite shower/bathrooms and a further family bathroom to facilitate the fourth bedroom. The master suite also offers his and hers walk in dressing rooms and a balcony looking out over Cottrell Park Golf Course.

Further benefits include, hardwood double glazing throughout, AGA range gas cooker and hob to kitchen, pine real wood flooring and ornate tiled flooring in keeping with the style of the property to entrance hall. Spotlights sit throughout the rooms and give an abundance of light.

- Stunning, spacious Four Bedroom Property
- In Excess of 3000 sq/f
- Mock Tudor Style
- Master Suite with Dressing Room and En-suite.
- Grand Galleried Landing and Entrance Hall
- Sigma 3 Kitchen
- Large Rear Garden,
- Wonderful Countryside Views

## Accommodation

### Entrance

Entered via double wooden front door with inset lead lined vision panel, leading to;

### Entrance Porch

Inset wooden double glazed lead lined window to side. Skimmed walls. Coved and skimmed ceiling. Tiled flooring. Radiator.

### Entrance Hall

Entered via fully double glazed lead lined front door to grand open lobby with wooden double glazed lead lined window to front. Fully skimmed walls. Full height ceiling to first floor looking out to galleried landing. Feature chandelier. Two tone ceramic tiles. Two radiators. Communicating door to;

### Dining Room 22'2" x 11'6" (6.76m x 3.51m)

Step down into dining room. Hard wood double glazed lead lined window to front. Interconnecting double doors to Living Room at one level. Skimmed walls. Skimmed ceilings with inset spotlight surrounds. Pine flooring. Two radiators. Wood panelled double doors lead into;

### Living Room 31'7" x 19' (9.63m x 5.79m)

Step down through double hard wood doors from entrance hall. Feature fireplace suitable for multi fuel burner. Two hardwood double glazed patio doors leading directly into garden. Interconnecting door to Dining Room. Real pine flooring. Skimmed walls and skirting. Skimmed ceiling with feature spotlighting. Surround spotlighting to match dining room as well as four feature wall lights. Three radiators. Further communicating doors lead back through to entrance hall.

### Kitchen/Family Room 27'4" x 16'3" (8.33m x 4.95m)

Modern kitchen comprising Sigma 3 maple shaker design wall and base units incorporating Aga 'Master Chef' gas hob and electric ovens with matching extractor hood. Grey mottle effect work surfaces, one chrome inset one and a half sink with drainer, one double chrome inset sink. Fitted De Dietrich deep fryer with separate chimney extractor hood with further offset granite style breakfast bar. Integrated dishwasher and fridge. Wrought iron multi fuel burner. Three hardwood double glazed lead lined windows to front and side. Walk in ventilated pantry for food storage. Skimmed and tiled walls. Skimmed ceiling with inset chrome spotlighting. Tiled flooring. Two radiators. Glass panelled door leading into;

### Utility Room 18'34" x 7'18" (6.35m x 2.59m)

Further range of wooden limed oak wall and base units with matching work surface and inset composite one and a half sink and drainer with chrome mixer tap. Space for range of utilities including washing machine, tumble dryer and chest freezer. Two hard wood double glazed lead lined windows to front and side with newly fitted wooden stable door with inset vision panel. Skimmed walls with tiled splashbacks. Skimmed ceiling. Tiled flooring and skirting. Boilers for gas central heating and hot water. Inset storage cupboard for variety of uses.

### Garden Room 19'4" x 15'3" max (5.89m x 4.65m max)

L shaped garden room with variety of hard wood double glazed windows and fully double glazed double doors, as well as glass panelled slopping ceiling offering lots of natural light. Further single hard wood double glazed single door to access rear garden. Skimmed walls. Skimmed ceiling with inset LED spotlights. Tiled flooring. Two radiators. Further two doors to access rear garden.

### First Floor

#### Landing

Carpeted staircase leads up to open landing overlooking entrance hall. Inset velux with hard wood lead lined double glazed window to front. Skimmed walls. Coved skimmed ceiling with inset spotlighting. Fitted carpet. Communicating doors to all first floor rooms;

### Master Suite Bedroom One 19'45" x 20'24 max (6.93m x 6.71m max)

Hard wood double glazed lead lined window to side. Fully skimmed walls and ceiling. Inset spotlighting. Fitted carpet. Radiator. Fully double glazed hard wood patio doors lead out to stunning wooden balcony terrace overlooking rear garden and golf course. Door leading to;

### Master Suite Dressing Room

Both accessed via inner hall with skimmed walls. Power and lighting. Fitted carpet to match bedroom. Pine wood flooring. Offering an abundance of storage including hanging rails.

### Master En Suite

Fully fitted modern white five piece suite comprising - full length bath with chrome mixer tap, quadrant walk in integrated shower cubicle with overhead power shower chrome attachment, low level WC, bidet and matching his and her wash hand basin including mirror fronted vanity unit with chrome lighting above, as well as further storage below. Radiator. Double extractor fan.

### Suite Bedroom Two 17'7" max (into eaves) x 12'7" (5.36m max (into eaves) x 3.84m)

Hard wood double glazed lead lined window to front set into dormer. Skimmed walls. Coved ceiling. Fitted carpet. Radiator. Range of fitted wardrobes. Door leading to;

### En Suite Two

Five piece suite comprising - jacuzzi bath, quadrant walk in shower cubicle with integrated shower head attachment, low level WC, bidet and pedestal wash hand basin with mirror fronted vanity unit above. UPVC velux window set into ceiling. Fully tiled walls. Coved ceiling. Fitted carpet. Radiator. Inset storage cupboard housing hot water immersion storage tanks.

### Inner Hall

Skimmed walls. Fitted carpet. Inset velux window. Coved ceiling. Storage cupboard with communicating door into;

### Suite Bedroom Three 14'9" x 9'5" (4.50m x 2.87m)

Hard wood double glazed window to rear. Skimmed walls. Skimmed ceiling with chrome spotlighting. Fitted carpet. Radiator. Wash hand basin to include newly fitted tap with vanity unit under set. Double inset storage unit. Inset fitted wardrobe.

### En Suite Three

Open en suite shower off the bedroom with integrated chrome shower head attachment.

### Suite WC Three

Accessed via bedroom. Low level dual flush WC. Tiled walls. Inset spotlights. Floor tiles.

### Bedroom Four 11'8" x 11'3" (3.56m x 3.43m)

Hard wood double glazed window to front. Skimmed walls. Coved ceiling. Fitted carpet. Radiator.

### Bathroom

Fitted three piece suite comprising - panelled bath with overhead advance electric shower and shower head attachment. Low level WC. Pedestal wash hand basin. Tiled and skimmed walls. Coved ceiling. Tiled flooring. Radiator. Overhead extractor fan.

### Outside

#### Front

Set back from the pavement via a golden flint gravel driveway with seclusion via feather edge fencing to both sides. There are raised mature borders with a variety of plants and yearling trees. A patio step leads up to entrance porch.

#### Rear

The rear garden can be accessed via various spots around the house whilst also by side access from Wrought iron gate. Fantastic size, flat garden mainly laid to lawn with a parcel of decking offering an excellent sun trap. Private and secluded by feather edge fencing and a hedge row to the rear whilst only overlooking gorgeous green countryside and golf course. Currently housing a free standing swimming pool and hand built climbing frame with inset rockery decked board walk leading you through the garden. This truly is a wonderful garden for entertaining and children alike.

### Services

Mains water, gas, electric and Septic drainage system.

### Directions

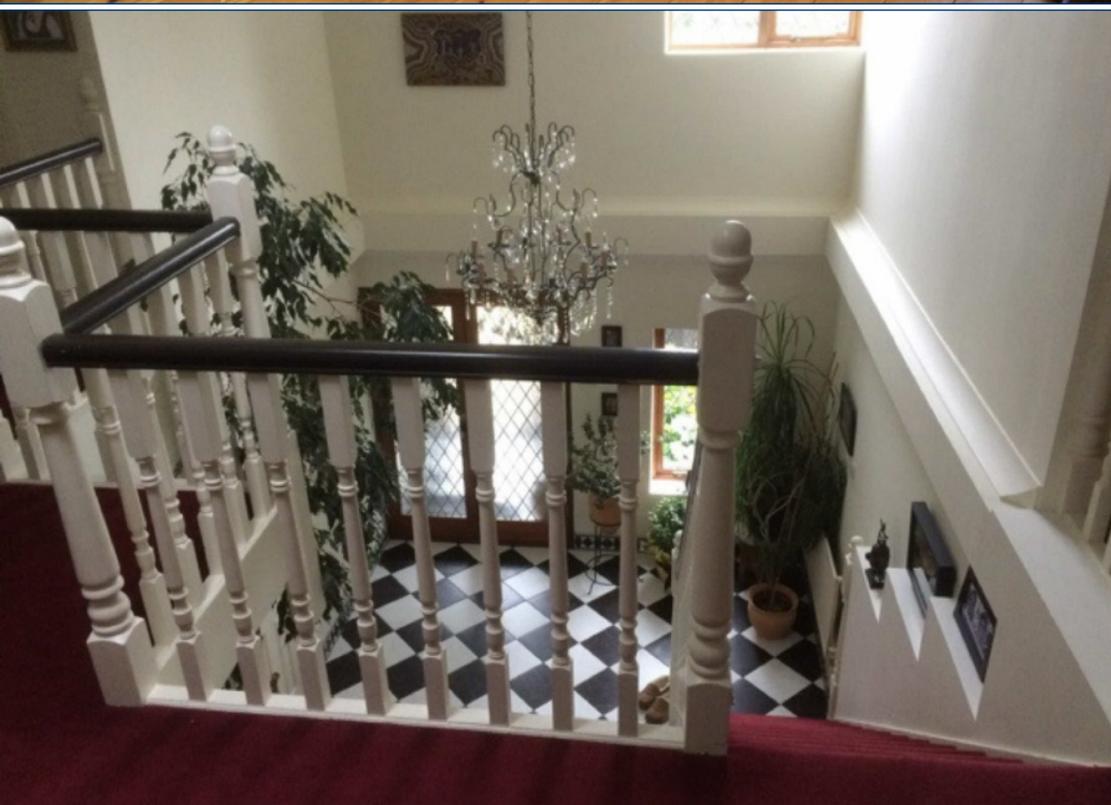
M4 Junction 33 - travel along A4232 to first exit to Culverhouse Cross. Take the A48 towards Cowbridge. From Culverhouse Cross travel along the A48 until you reach the village of St Nicholas. Travel right through the village, St Nicholas House will be on the right. From Cowbridge you will travel along the A48, through Bonvilston after you pass Cottrell Park Golf Course and into St Nicholas. As you round the bend, St Nicholas House will be on your left hand side.

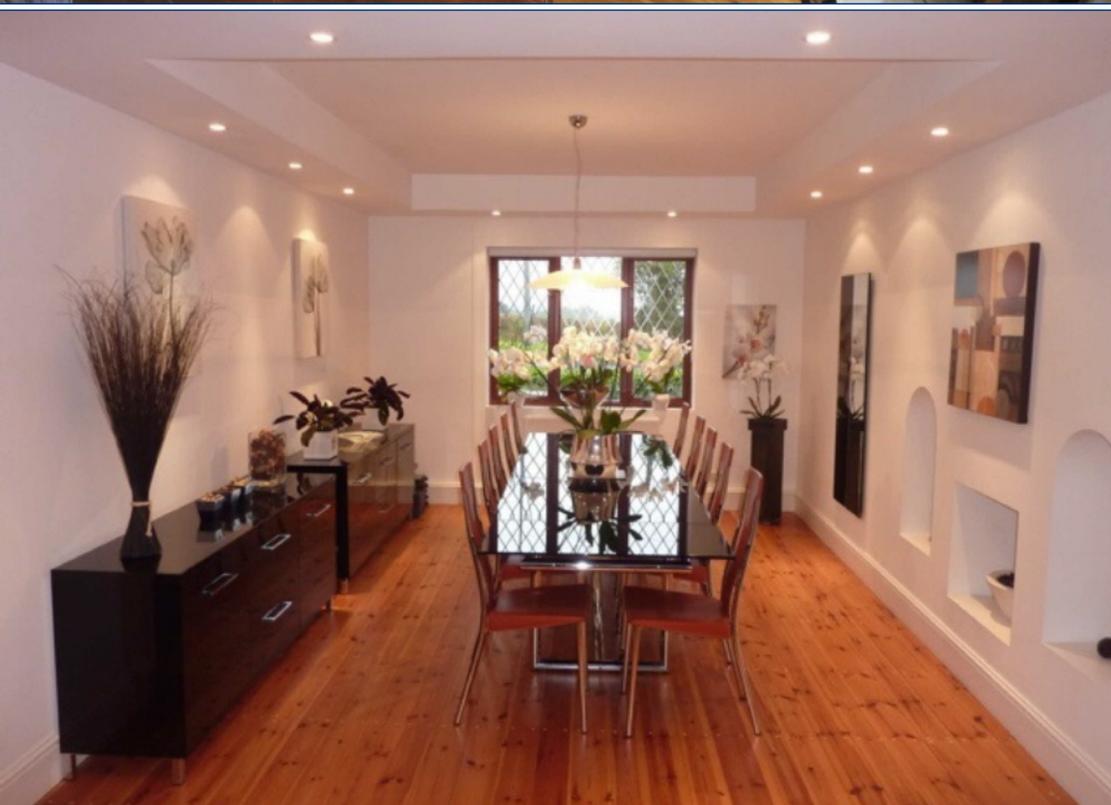
67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF

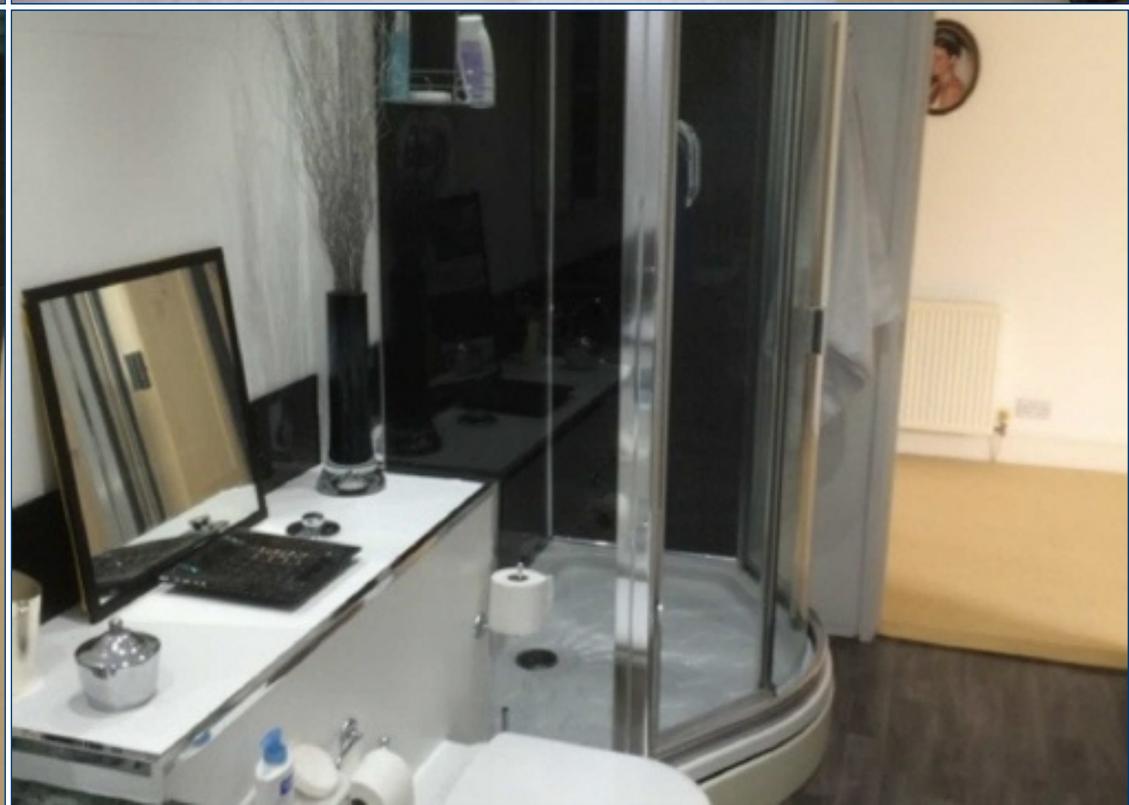
T: 01446 771 777

E: [cowbridge@brinsons.co.uk](mailto:cowbridge@brinsons.co.uk)

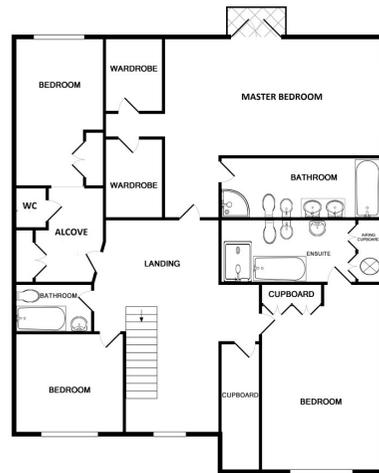
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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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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>			
(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			
		70	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		66	75
EU Directive 2002/91/EC			

England & Wales

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