



BRINSONS & BIRT

Old Rectory Drive, St Nicholas, CF5 6SJ

£725,000

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67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF
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A high quality individual detached bungalow completed in 2015 for the present owners and standing in approximately 1.03 acres enjoying the most spectacular southerly views over its own grounds and adjoining farmland of the Vale of Glamorgan down to the heritage coastline and over the Bristol Channel to the Somerset coastline and beyond. Designed to take full advantage of this glorious location with the principal bedroom and spectacular 780 sq/ft living room/dining room/kitchen opening directly onto the terrace and garden to enjoy the views.

The well proportioned accommodation includes large covered entrance porch, entrance hall, cloakroom, 780 sq/ft open plan living room/dining room/ stunning fitted kitchen, family room, utility room, 4 double bedrooms and 3 quality bathrooms, 2 of which are en-suite. The property is finished and fitted to a high standard and enjoys full mains gas fired central heating, double glazing and all mains services.

The property is tucked away at the end of old Rectory Drive which is a small cul-de-sac of individual detached houses on the south side of the village. Village facilities include the well regarded Church in Wales Junior School where the children go to Cowbridge High School, Parish Church, Cottrell Park Golf Club and National Trust owned Duffryn Gardens. Literally a few minutes drive away to the west are the more extensive facilities of Bonvilston village including the village shop, village reading rooms/hall and the Red Lion pub. To the east at Culverhouse Cross are major out of town shopping facilities including Marks and Spencer, Tesco, etc. There is a regular bus service through the village connecting Cowbridge with Cardiff. Easy access to the major road network including the M4, A48 and link road brings the Capital City of Cardiff, Cardiff Bay, Newport, Swansea, Llantrisant, etc all within easy commuting distance. Main line railway station in Cardiff and Cardiff airport is within easy driving distance.

Detached bungalows of this quality in the Vale of Glamorgan are hard to find particularly in such a spectacular and convenient location. Viewing is thoroughly recommended.



Accommodation

Entrance Porch 12'0" x 8'0" (3.66m x 2.44m)

Brick pillar to pitched roof. Paved. Outside lighting. Double power socket.

Reception Hall 22'0" long. (6.71m long.)

Front door with opaque glazed window to floor. Part glazed double doors to the living room gives views through to the rear garden and countryside beyond. Open plan to bedroom hall.

Cloakroom

Luxuriously fitted with modern suite in white comprising low-level WC and contemporary ceramic wash-hand basin with drawers under. Walls part tiled. Tiled floor. Extractor.

Living Room 20'0" x 17'0" (6.10m x 5.18m)

A splendid principal reception room designed to take full advantage of those wonderful views with a range of five bi-folding glazed doors opening up to bring the terrace and garden into the living room. Attractive brick fireplace with plastered chimney over with Clearview cast iron wood burning stove set on slate hearth. Open plan with the kitchen/dining room creating an extremely large (about 780 sq/ft) hub of the house but easily divided into two separate rooms if required.

Family Room 11'6" x 10'3" (3.51m x 3.12m)

Plus entrance lobby. Wonderful wide ranging views to the west over adjoining farmland of the Vale of Glamorgan.

Kitchen/Dining Room 22'9" x 20'3" (6.93m x 6.17m)

A spectacular room particularly when combined with the living room. Wonderfully light with a range of windows and double glazed french doors leading out to the terrace and garden. Comprehensively fitted with an extensive range of units finished in a combination of country cream and contemporary with quartz work surfaces. Features include inset 1.5 bowl sink unit with grooved drainer, built under Neff dishwasher with decor panel, built under bin unit, full height freezer with decor panel, full height fridge with decor panel, twin ovens by Neff, range of matching wall cupboards. Matching central island unit with Neff ceramic induction hob set into quartz work surface with lighting unit and extractor set into ceiling over, extensive range of large drawers and cupboards. Tiled floor. Range of lighting options including inset ceiling lighting and lighting

between wall and base units.

Laundry/ Utility Room 9'0" x 7'9" (2.74m x 2.36m)

Sensibly located off the bedroom hall. L-shaped run of timber effect work surfaces with matching up-stands and inset stainless steel single drainer sink unit. Cupboards under and also space and plumbing for washing machine and space for tumble dryer. Tiled floor. Extractor. Window to side. External doorway to side.

Bedroom Hall 16'6" x 6'0" (5.03m x 1.83m)

In the main part with further L-shaped area containing the double sized airing cupboard. Two useful storage cupboards.

Master Suite Bedroom One 14'3" x 13'6" (4.34m x 4.11m)

Enjoying those wide ranging southerly views via large picture window and also with french doors leading out to the rear terrace and garden.

Master Suite Entrance Lobby/ Dressing Room 13'0" x 5'6" (3.96m x 1.68m)

Measurements include 13 ft. Run of four-door floor to ceiling fitted wardrobes. Doorway to en-suite bathroom, bedroom and bedroom hall.

Master Suite Bathroom One 8'3" x 7'9" (2.51m x 2.36m)

Luxuriously fitted with modern suite in white comprising low-level WC, contemporary ceramic wash hand basin with drawers under, bidet and walk-in shower with mains Mira power shower with wireless and digital remote control. Tiled floor. Tiling around suite. Inset ceiling lighting. Opaque glazed window.

Guest Suite Bedroom Two 14'6" x 13'3" (4.42m x 4.04m)

Window to front with countryside views. Measurements include entrance lobby with flush fitted double wardrobe off.

Guest Suite Bathroom Two

Luxury suite in white comprising low-level WC, pedestal wash hand basin and shower with Mira power shower. Tiling to floor. Wall tiling to dado and to full height around shower. Extractor. Inset ceiling lighting. Opaque glazed window.

Bedroom Three 12'6" x 11'9" (3.81m x 3.58m)

Views to front. Double floor to ceiling fitted wardrobes.

Bedroom Four 12'6" x 11'9" (3.81m x 3.58m)

Views to front. Full floor to ceiling fitted wardrobes.

Bathroom Three

Luxury modern suite in white comprising low-level WC, contemporary ceramic wash hand basin, corner panel bath with mains powered Mira power shower over with wireless and digital remote controls. Inset ceiling lighting. Extractor. Opaque glazed window.

Outside

Driveway laid to Cotswold gravel widens out to the front of the property and provides parking space for several cars and leads to the detached garage (19'3" x 18'9"). Pitched roof. Electric remote control up and over doorway. Double glazed window and doorway to side. Electric light and power. Lawned garden to side enjoying westerly aspect. Outside tap. Principal garden to the rear enjoying southerly aspect and those fantastic views. There is a large paved terrace with access directly from the living room, kitchen/dining room and the master bedroom. Lawned rear garden. Field gate to grass paddock. Outside tap, double power socket and lighting to back door and patio.

Services

Mains water, gas, electricity and drainage. Central heating by mains gas. All external windows and doors are double glazed.

Note

The paddock is subject to an overage (claw back). Full details available from our office.

Directions

From our offices at 67 High Street take the A48 road towards Cardiff passing through the village of Bonvilston into St Nicholas. Take the first turning right into Old Rectory Drive and Vale View is the last property on your right-hand side accessed via the Cotswold gravel driveway.

From Cardiff at Culverhouse Cross take the main A48 road toward Cowbridge and into the village of St Nicholas. Go through the traffic lights and then take the second turning left into Old Rectory Drive and follow the directions as above.

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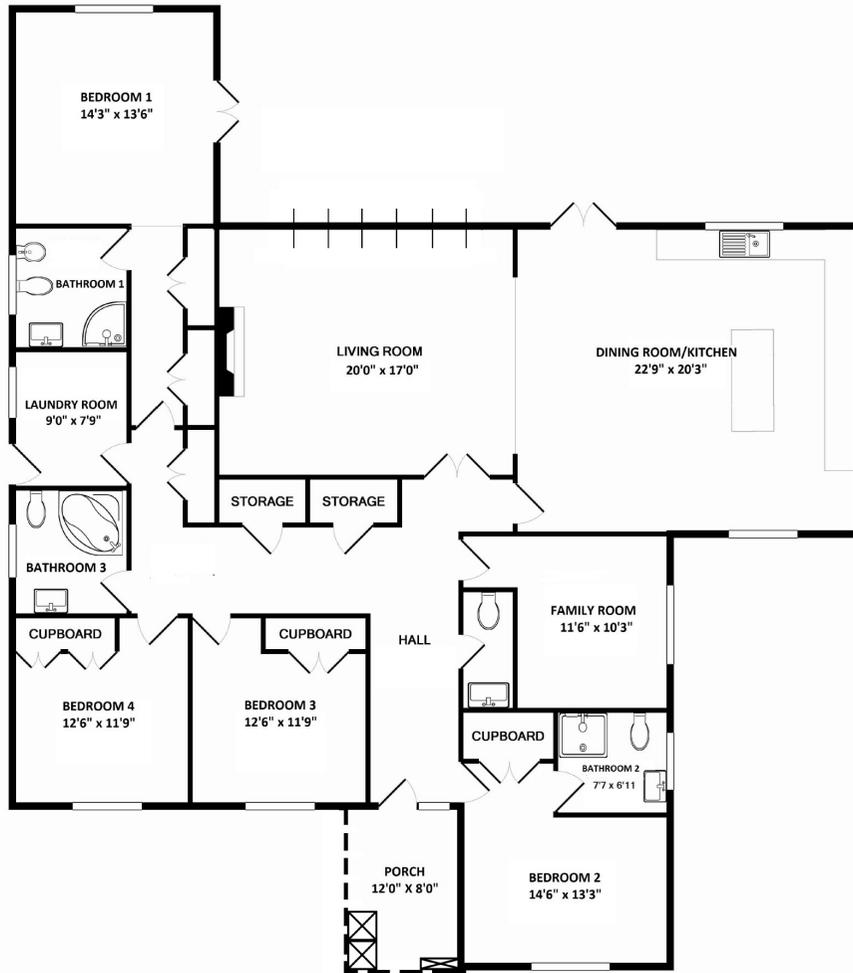


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	85
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		76	81
EU Directive 2002/91/EC			

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