



Cae Newydd, St. Nicholas Cardiff

£680,000 Freehold

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Cae Newydd, St. Nicholas Cardiff

A large gable fronted newly built detached family house, constructed in circa 2019 by Redrow Homes, a highly reputable house builder, finished to a very high specification and completed with a 10 year NHBC guarantee. This well designed and spacious family home occupies a quiet position, with no passing traffic, other than other homeowners within an exclusive development chiefly comprising detached dwelling homes, in a semi rural location with excellent transport and commuting links as well as exemplary school catchment at both primary and secondary levels. Internal specifications include PVC double glazed windows, most being lead lined, porcelain tiled floors, white panelled doors, a gas central heating system with panel radiators, vertical chrome radiators positioned within each of the three bathrooms. Approached via a charming central entrance reception hall and open fronted porch the ground floor space comprises a downstairs cloakroom with a stylish modern suite with slimline W.C and wall mounted wash hand basin and generous open plan 36 Ft fully fitted luxury kitchen, dining room and family room equipped with stylish appliances, a full width breakfast bar and white double glazed sliding doors that open on to the private rear garden and patio area. A separate utility room, and an internal courtesy door from the entrance hall which leads into the substantial integral double garage. Outside there is driveway parking for two cars, with the potential to create another space

The Property & Location

"Henley" house type from The Heritage Collection by Redrow Homes. The Heritage Collection by Redrow has recreated the Arts and Crafts movement of the late 19th and early 20th Century with characterful features including bay windows, hipped roofs, dropped-eaves, decorative tiling and brickwork. A perfect balance of modern living, coupled with this wonderful semi rural location in the sought after village location of St Nicholas in the Vale of Glamorgan, most of which is protected by a Conservation Area. St Nicholas is a small village with good local facilities including excellent school catchments at both primary and secondary level, a parish church, Cottrell Park Golf Club. Dyffryn Gardens which is National Trust property, a number of public footpaths, including Tinkinswood and St Lythans Burial Chamber. In the adjoining village of Bonvilston is a well stocked local shop, village hall known as "The Reading Rooms", and the Red Lion public house, currently operating on a takeaway basis. A few minutes drive to the east is the major out of town shopping centre at Culverhouse Cross with Marks and Spencer, Tesco etc and then easy access into the capital city with its highly regarded City Centre, vibrant Cardiff Bay and major transport links via M4, and Cardiff Airport. A few minutes drive to the west is the Market Town of Cowbridge with its excellent range of boutique style shops

Hallway

A very, light, spacious and welcoming hallway. Fitted with wood effect floor tiles by Porcelanosa. Door to the garage, cloakroom, lounge and kitchen / dining/ breakfast room and stairs rising to the first floor

Cloakroom

A continuation of the flooring from the hallway. Low level WC, "Sottini wash hand basin. Radiator





Lounge

17' 7" Up to Bay x 11' 11" (5.36m Up to Bay x 3.63m)

A pretty lead lined double glazed bay window to the front aspect, with made to measure wooden blinds, to remain. Fitted with a feature fire and surround. Fitted carpets. Radiator.

Kitchen/dining /breakfast Room

36' 2" x 13' 1" max (11.02m x 3.99m max)

The room with the "wow", this is the most amazing family and entertaining space, being 36 ft long and running along the rear of the property with views over the private rear garden. With wood effect floor tiles by Porcelanosa throughout this space. Open plan kitchen by "Symphony" in a cream finish with granite worktops. Double oven, "SIEMENS" Induction hob with large chrome extractor hood over. Integrated double fridge and freezer and dishwasher. Double sink and drainer with tap. This space is transformed by the amount of natural light that streams in to this space with large double glazed windows to both the kitchen and the breakfast room and then sliding doors from the dining area on to the patio and large rear garden. Door to storage cupboard and door leading to

Utility Room

.6' 3" x 5' 8" (1.91m x 1.73m)

With a continuation of the wood effect floor tiles from the kitchen / dining / breakfast room. Space and plumbing for

washing machine and separate dryer. Cupboard housing the "Ideal" central heating boiler. Sink and drainer. Radiator and obscure glazed door providing side access to the property

First Floor Landing

With large lead lined double glazed window to the front of the property makes this a spacious and open landing. With fitted carpets, large radiator, loft hatch, door to airing cupboard housing hot water tank and doors to all first floor rooms

Master Bedroom

16' 10" x 11' 11" (5.13m x 3.63m)

With a lead lined window to the front aspect. Fitted carpets, radiator, Built in wardrobes by Hammond's. Door to

En- Suite 1

With very large shower cubicle with glass screen and "rain dance" overhead shower. "Sottini" wash hand basin with storage under and mirrored vanity cupboard. Low level WC with dual flush, wall mounted heated towel radiator in chrome. Tiled floor and tiled shower cubicle. Obscure glazed window to the side aspect

Bedroom Two

14' 1" x 10' 3" (4.29m x 3.12m)

Double glazed window to the rear overlooking the rear garden. Fitted carpets, fitted wardrobes by Hammond's. Radiator. Door to;

En- Suite 2

Shower cubicle with sliding door. Tiled walls within the shower cubicle and tiled floor. Low level WC with dual flush. "Sottini" wash hand basin with large vanity mirror. Heated towel rail in chrome and obscure double glazed window to the rear aspect

Bedroom Three

11' 8" max x 9' 11" (3.56m max x 3.02m)

Fitted carpets, radiator and double glazed window with views overlooking the rear garden

Bedroom Four

12' 2" x 8' 7" (3.71m x 2.62m)

Double glazed window to the rear aspect, fitted carpets and radiator

Family Bathroom

This spacious family bathroom suite comprises bath with overhead shower with glass screen. Tiled floor, part tiled walls.



"Sottini" wash hand basin with large vanity mirror over. Low level WC with dual flush. Heated towel radiator. Obscure glazed window to the front.

Outside

Entrance Drive

Private Tarmacadam double width off street vehicular entrance drive leading to a double garage.

Front Garden

Neatly laid to lawn edged with paved central entrance path. Planted trees form the boundary

Rear Garden

A full width, private garden, mainly laid to lawn, with attractive patio area, all of which is enclosed by fencing, and hedge /planted trees, with 6 ft high close timber boarded fencing to two sides.

Side Garden

The side garden to this property is larger than most of the



other "Henley's" on the development. Currently laid to lawn and the boundary is formed by a continuation of the close board fence with lockable gate, providing side access. However, this also has the potential for the next owner to utilise this as a third parking space, should it be desired.

Double Garage

17' 7" x 17' (5.36m x 5.18m)

Internal courtesy door leading from the main entrance hall into the double garage, electric power and light, modern double up and over entrance door.









Total area: approx. 184.6 sq. metres (1986.6 sq. feet)

52 High Street, COWBRIDGE, South Glamorgan, CF71 7AH

EPC Rating: B

Property Ref:SDV301102 - 0004



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