
26 Cae Newydd, St. Nicholas,
Vale Of Glamorgan, CF5 6FF
Watts
&Morgan



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Vale Of Glamorgan, CF5 6FF

Guide Price £429,950 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

A beautifully-presented three bedroom semi-detached family home, built by Redrow in 2018 within this popular development in St Nicholas. Ideally positioned for convenient access to both Cowbridge and Cardiff, the property offers stylish, contemporary accommodation that is ready to move straight into.

The accommodation includes; an entrance hallway with cloakroom/WC, generous lounge and a modern kitchen/dining room with doors opening onto the landscaped rear garden.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en suite shower room, together with a contemporary family bathroom. The property enjoys an attractively landscaped garden, along with a private driveway providing off-road parking for two vehicles with electric charging point.

A spacious home in a highly sought-after village location - early viewing is highly recommended.

Cowbridge School Catchment. EPC Rating; B.

Directions

Cowbridge Town Centre – 6.7 miles

Cardiff City Centre – 9.6 miles

M4 Motorway – 2.8 miles

Your local office: Cowbridge
T: 01446 773500
E: cowbridge@wattsandmorgan.co.uk













Summary of Accommodation

SITUATION

The village of St Nicholas is situated midway between the city of Cardiff and the historic market town of Cowbridge and lies on the A48 road which serves The Vale of Glamorgan. It has long been regarded as one of the Vale of Glamorgan's most sought-after residential areas, amidst gently rolling countryside, yet with convenient access to Cardiff and transport networks. At the nearby Culverhouse Cross there is an out-of-town shopping centre which includes Marks and Spencer, Tesco and other National retail outlets whilst Cowbridge is around 6 miles away and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store.

ABOUT THE PROPERTY

A beautifully appointed family home built by Redrow Homes in 2018, combining traditional character from the outlook with a stylish, contemporary interior. Offering spacious, move-in ready accommodation throughout, the property is ideally located for both Cowbridge and Cardiff.

A canopied entrance opens into a welcoming hallway featuring tiled flooring, which leads to a WC and a carpeted staircase with useful understairs storage leads to the first floor. To the front, the generous lounge is flooded with natural light from a broad window overlooking the cul-de-sac, creating a comfortable and inviting living space.

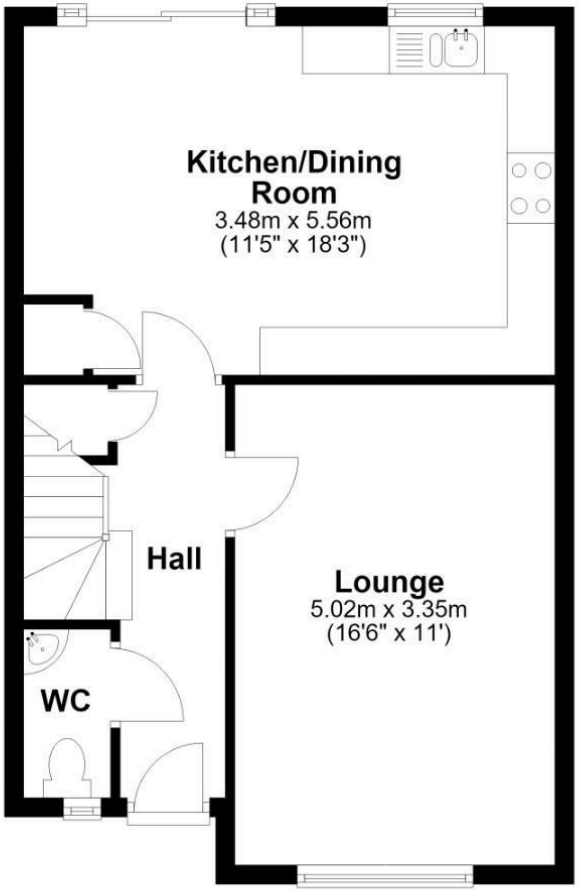
Spanning the full width of the property, the impressive kitchen/dining room forms the heart of the home. Designed with entertaining/family living in mind, sliding patio doors open directly onto the rear patio, seamlessly connecting indoor-outdoor living. The contemporary kitchen is fitted with a range of matt wall and base units, complemented by integrated appliances to include; a fridge/freezer, double oven, gas hob, and dishwasher. Further benefiting from a pull-out pantry, utility cupboard with space for a stacked washing machine and tumble dryer, and tiled flooring.

To the first floor, the principal bedroom enjoys a range of quality fitted wardrobes and is served by a stylish en-suite shower room with a double shower enclosure. Two further generous bedrooms overlook the rear garden. These rooms are complemented by a neutrally tiled family bathroom, appointed with a contemporary white suite.

Finished to a good standard throughout, this semi-detached home offers modern family living in one of the area's most sought-after village locations, within catchment for Cowbridge Comprehensive School.

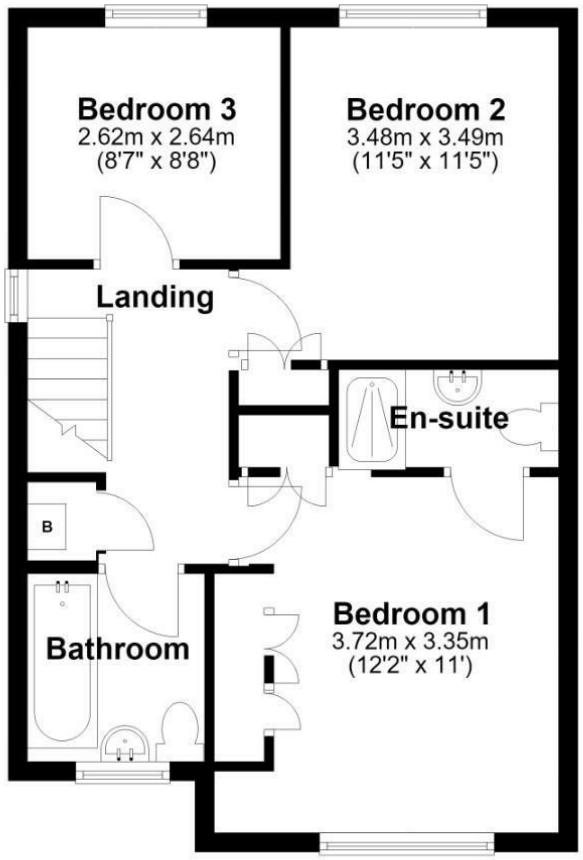
Ground Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.8 sq. feet)



Total area: approx. 92.0 sq. metres (990.5 sq. feet)

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.

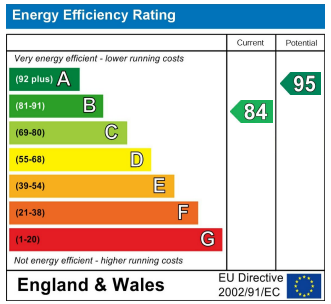
GARDENS AND GROUNDS

Occupying a quiet position within this popular Redrow development, with an attractive shingle frontage and footpath to front door. To the side, the property benefits from two driveway parking spaces with electric charging point and gated access leads directly into the rear garden. The well-landscaped south-west facing rear garden has been thoughtfully designed to provide a lovely outdoor entertaining space. A paved patio leads down to a decorative shingle area, with garden storage shed to remain and colourful planted shrub borders. The large paved terrace provides ample space for al-fresco dining, directly linking to the kitchen-dining room, and offers a good degree of privacy.

Additional Information

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Communal maintenance charge for the development TBC. Council band E.





Scan to view property



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