

14 Ger Y Llan

St. Nicholas, Vale of Glamorgan, CF5 6SY

Watts & Morgan



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Guide Price £775,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Located in the sought-after village of St Nicholas, this large detached five-bedroom property combines an excellent location with spacious interiors and superb potential. Whilst the house would benefit from updating, it provides the perfect canvas to create a modern family home, complete with generous reception rooms, en suite bedrooms, and attractive gardens. With its proximity to Cardiff, Cowbridge, and the Vale's beautiful countryside, this property offers a rare opportunity to secure a forever home in one of the area's most desirable settings.







Directions

Cowbridge Town Centre – 6.4 miles

Cardiff City Centre – 6.6 miles

M4 J33 – 5.3 miles

Your local office: Cowbridge
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Summary of Accommodation

About the Property

This substantial five-bedroom detached property is situated in the heart of St Nicholas, one of the Vale of Glamorgan's most desirable villages. Perfectly positioned between the City of Cardiff and the historic market town of Cowbridge, St Nicholas offers the charm of semi-rural living whilst remaining within easy reach of excellent transport links, schools, and shopping facilities at nearby Culverhouse Cross.

The property itself provides generous accommodation and represents a wonderful opportunity for buyers seeking a family home with scope to modernise and tailor to personal taste. On the ground floor, a spacious living room with central gas fire opens into a bright conservatory overlooking the rear garden. A second sitting room offers versatility as a home office, playroom, or cosy snug, while the ground floor also benefits from a WC, a formal dining room, and a separate kitchen fitted with wooden cupboard doors, light worktops, an integrated dishwasher and microwave, together with a double oven and electric hob.

Upstairs, five well-proportioned bedrooms provide comfortable family living, with two bedrooms enjoying en suite shower rooms, complemented by a four-piece family bathroom.

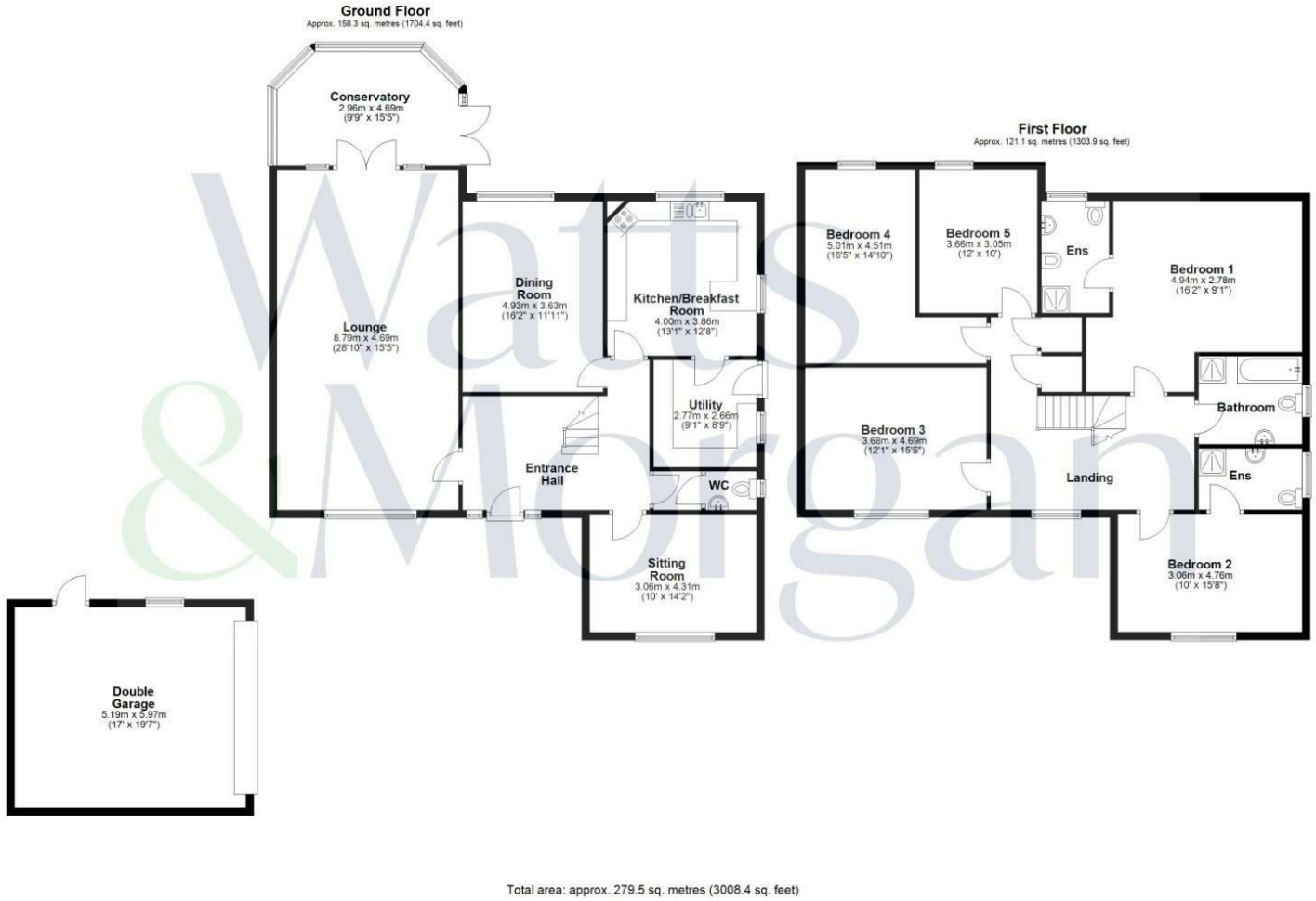
Garden & Grounds

The property is approached via a front driveway providing off-road parking for two vehicles, leading to a large detached double garage with roller door, ideal for secure parking and storage.

To the rear, the garden is arranged with a paved patio – perfectly suited for outdoor entertaining – and a generously sized lawn with surrounding borders. This outside space offers excellent potential to be landscaped and enhanced to create an idyllic family garden.

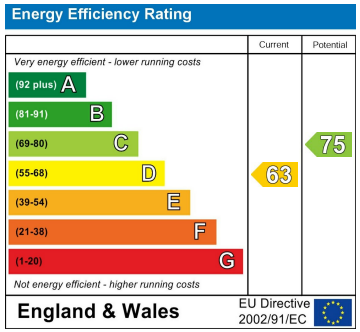
Additional Information

Freehold. All Mains Connected. Council Tax Band B. No On Going Chain.



Total area: approx. 279.5 sq. metres (3008.4 sq. feet)





Scan to view property

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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