

# The Sycamore, Cowbridge Road,

St Nicholas, Vale of Glamorgan, CF5 6SH

Watts & Morgan



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## Guide price: £490,000 Freehold

4 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A distinctive family home in this sought after village Located midway between Cowbridge and Cardiff. With south facing rear garden, the deceptively spacious accommodation includes: dual aspect living room, second sitting room/study, dining room, kitchen/ breakfast room and WC. Lower ground floor: four double bedrooms and a family bathroom. Driveway parking, detached double garage and south facing, enclosed and sheltered gardens to the rear. The property has much potential to improve and extend (subject to any appropriate consents).







Directions

Cowbridge Town Centre – 6.4 miles

Cardiff City Centre – 6.2 miles

M4 J33 Capel Llaniltern – 5 miles

Your local office: Cowbridge
T: 01446 773500
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# Summary of Accommodation

## About the property

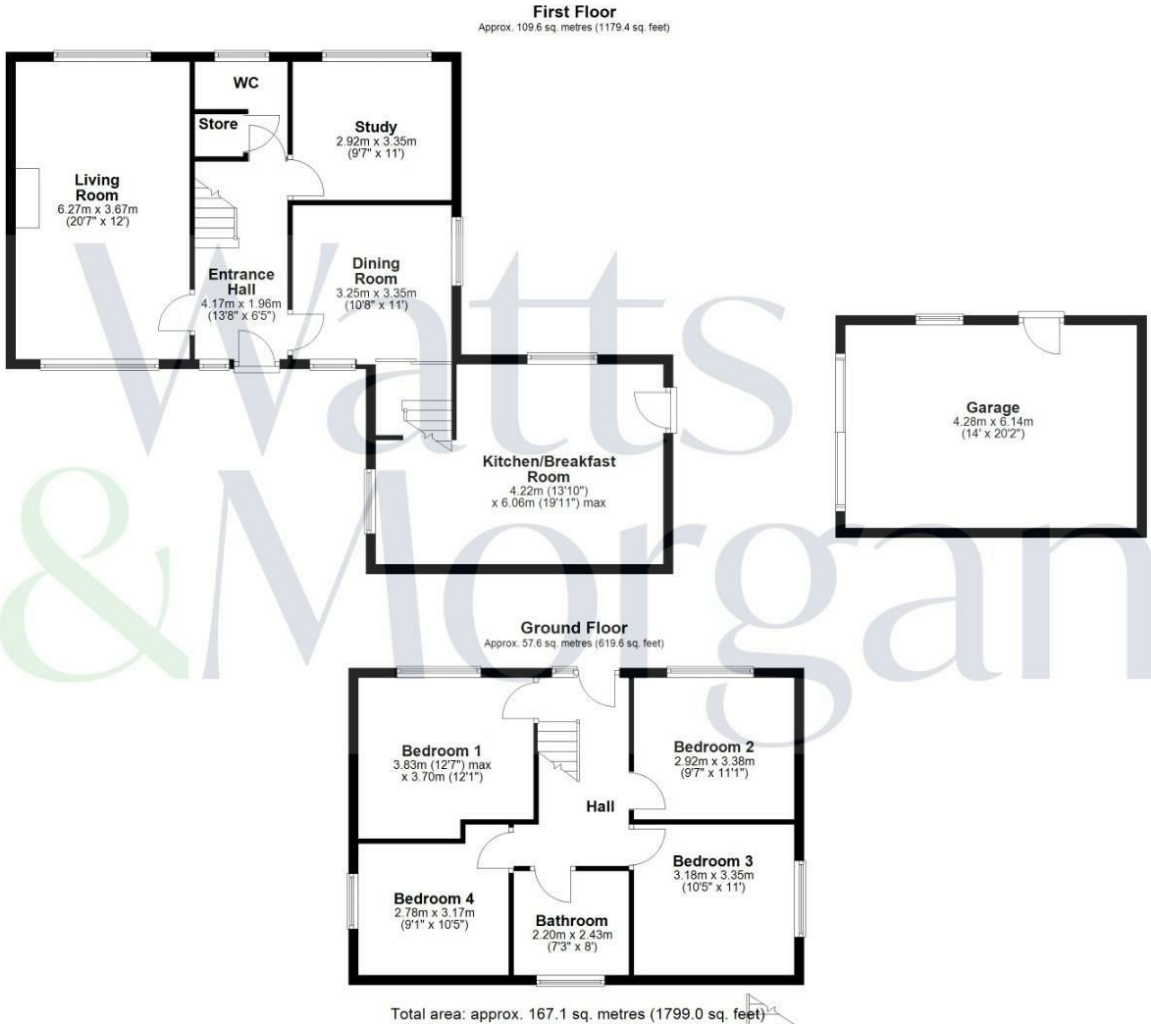
The Sycamore is a distinctive detached family home located in this popular village midway between Cardiff and Cowbridge. Built in the early seventies, it offers deceptively spacious accommodation - there is much more to the property than can be seen from the front. Stairs lead to the principal entrance doorway with main living accommodation being to this ground floor. A dual aspect lounge has a broad window to the front and a similar picture window to the rear enjoying a southerly aspect, looking out over the rear garden and onto fields and farmland. It includes a 'Woodwarm' wood burning stove recessed within a chimney breast and resting on a flagstone hearth. A second sitting room currently used as a home study enjoys the same views to the rear while a dining room is accessed from the hallway and links through to the kitchen. From the dining room, steps lead down into the generous kitchen/breakfast room. There is much natural light provided from a window to the driveway elevation and a second window to the rear, southerly aspect. It includes a comprehensive range of units and central island with ample space remaining for a family dining table. A door to the corner of the kitchen opens to a side patio area from which there is access to the garden; to the garage; and via a gated entrance to the front driveway. At this ground floor level there is also a cloakroom/WC.

Steps lead down to the lower ground floor where the bedroom accommodation is located. The two largest double bedrooms flank central ground floor hallway from which doors open to the garden. Both these bedrooms are good sized double rooms and both look over the rear garden. There are two further double bedrooms either side of the bathroom with its bath and separate shower.

## Additional information

Freehold. All mains services connect to the property. Gas fired central heating. Council tax: Band F

Please note the sale of this property is subject to 'Grant of Probate'.

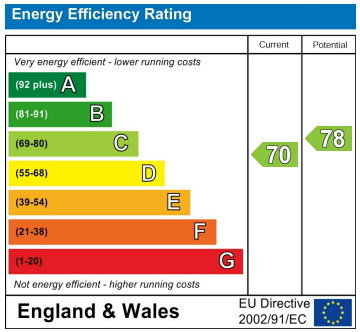



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

## Garden & Grounds

From Cowbridge Road, a broad opening between mature beech hedging leads to the driveway fronting the property. There is ample room for a number of cars to park and turn, the driveway continues to the western side of the property to the garage. This generous, detached double garage is accessed via a roller shutter door and has power connected. A door to the rear of the garage opens into the garden. The largest portion of the garden for the property is to the southern elevation, there being a paved patio area fronting the lower ground floor rooms. This opens onto a much larger lawn. Rear garden is enclosed by fencing and hedging. Garden sweeps around to the western side of the property with a path leading to a block paved patio area accessible from the kitchen and a path continuing to the garage. A freestanding greenhouse is within this sun trap area, close to both the house and the garage,






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