



3 Campbell Court, St. Nicholas,
Vale Of Glamorgan, CF5 6BF

Watts
& Morgan



3 Campbell Court, St. Nicholas,

Vale Of Glamorgan, CF5 6BF

Guide Price £950,000 Freehold

4 Bedrooms | 4 Bathrooms | 3 Reception Rooms
Double Garage

A truly stunning immaculate and extended family home in this highly regarded cul-de-sac in St.Nicholas. Mid-way between both Cardiff and Cowbridge with excellent schooling at Cowbridge.

Accommodation over 3,200sq ft to include; entrance hallway with WC, generous lounge, playroom/home office and kitchen/dining room with log burner and snug area. Also a superb entertaining family room with log burner leading to the garden. Four double bedrooms, three ensuites and a luxurious family bathroom.

Double garage and driveway parking for two vehicles. Impressive south-west facing entertaining garden with outdoor kitchen, porcelain patio and astro area.

Viewing highly recommended to fully appreciate this impeccable family home. EPC Rating; 'B'.



Directions

Cowbridge Town Centre – 7.2 miles

Cardiff City Centre – 7.9 miles

M4 Motorway – 10.4 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk



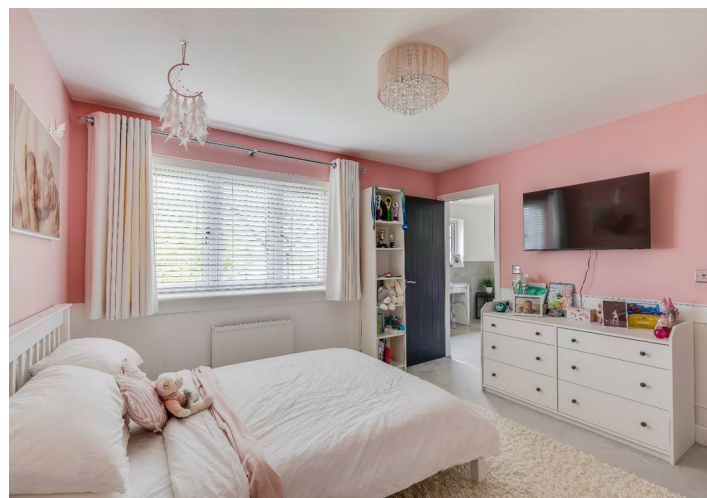
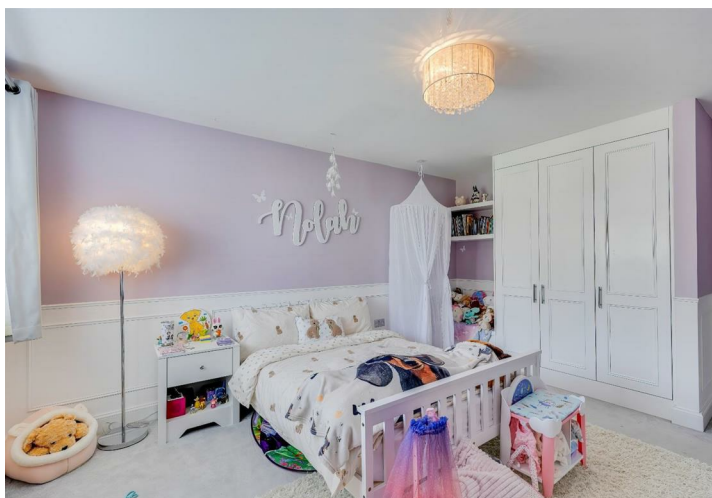


Summary of Accommodation

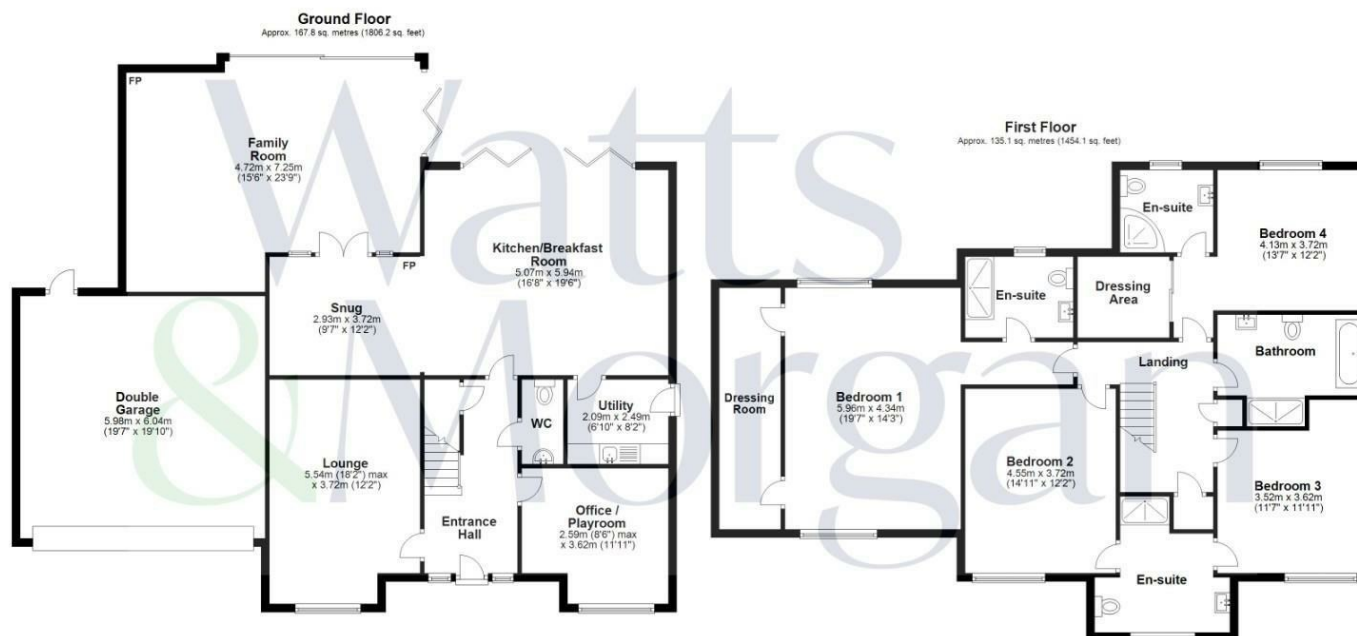
ABOUT THE PROPERTY

Built in 2018 by Waterstone Homes, occupying a generous plot tucked neatly within this reputable and highly sought-after cul-de-sac which sits mid-way between Cowbridge and Cardiff.

The canopied entrance porch opens through into the hallway with oak doors leading off to all accommodation and into a 2-piece cloakroom/WC; and a carpeted staircase leads to the first floor. There is a neat understairs storage cupboard which houses the alarm/CCTV controls along with wi-fi and CAT-5 electrics. The lounge is a generous size reception room with an outlook to the front and has newly fitted bronze column radiators. Adjacent to here is the spacious playroom/home office with tiled flooring. Spanning the width of the property, to the rear lies the superb kitchen/dining room with underfloor heating and large bi-folding doors which connect into the garden space. The kitchen has been fitted with a range of sleek handleless wall and base units with co-ordinating central island, quality quartz tops and waterfall edge. A range of 'AEG' appliances to remain to include; eye-level double oven with grill, 5-ring gas hob, wine cooler, larder fridge and freezer, and dishwasher. The large bi-fold doors open directly onto the porcelain patio area with astro-turf beyond, which is ideal for al-fresco dining. To the snug area there is a contemporary log burner, with log store set on a slate hearth with tiled wall behind. This area links through double doors into the recent orangery extension (2020) and complements this family home, offering a truly amazing entertaining space with two large skylights and a double set of doors leading to the garden. This room houses a freestanding bar with integral drinks fridge (available by separate negotiation) and has been fitted with tiled flooring with underfloor heating. A set of large sliding doors and a set of bi-folding doors open directly onto the rear terrace blending indoor/outdoor living and to the outdoor kitchen area with bbq space beyond. Completing the ground floor is a utility room which provides plumbing for appliances, houses the 'Vaillant' gas boiler and access is provided out to the side of the property.



To the first floor landing, a loft hatch provides access to a boarded loft space with pull-down ladder and lighting. There is an airing cupboard which houses the hot water cylinder and another shelved storage cupboard. The first floor boasts four double bedrooms to include; dressing rooms and en suites to the two main bedrooms, a shared en-suite bathroom to the third and fourth bedrooms, along with a 4-piece luxurious family bathroom with walk-in double shower and dual ended bath.



Total area: approx. 302.9 sq. metres (3260.3 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

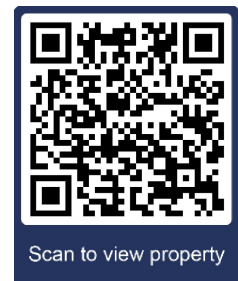
3 Campbell Court is accessed from the small, quiet cul-de-sac onto a double driveway providing off-road parking for two large vehicles which leads to a double garage with manual up and over door and full power supply. A pedestrian door also provides access out to the side of the property.

The front garden has been landscaped with lawn and planted borders with access to both sides of the garden through timer gates. To the rear of the property and a highlight to this immaculate family home, is this entertaining garden offering a good degree of privacy with tall shrubs and trees providing screening to neighbouring properties. This south-west facing garden has been designed by local landscape design team 'Wade' and has been landscaped to perfection to include a large porcelain patio area with fire-pit and an outdoor kitchen to include; fridge, sink with cold water tap and concrete food preparation surfaces. Via separate negotiation is a salt water hot tub to enjoy the evening sun. The remainder of the garden has been planted with numerous shrubs, foliage, evergreens and colourful borders and centred around an astro-turf section. There is full power in the garden along with CCTV and LED under-plinth lighting along with flower bed uplighters.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas fired central heating. Underfloor heating to rear entertaining spaces. NHBC Warranty (2018). External CCTV. 'Cat 5' cabling throughout. 'Nest' wi-fi fitted to remain.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(02 plus) A		
(01-01) B		
(09-00) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**