



## Blacksmiths House Cowbridge Road

St Nicholas, CF5 6SH

Price £299,950

HARRIS & BIRT



A detached, period property to the centre of St. Nicholas Village, mid-way between Cardiff City Centre and Cowbridge Town. Accommodation briefly comprises living room, dining room, kitchen and shower room to the ground floor. Three bedrooms, one with an en suite bathroom to the first floor. Paved driveway offering off-road parking, area leading in turn to a garden space with store shed to remain. Cowbridge Comprehensive School catchment. No onward chain.

St Nicholas is a popular small village with good local facilities including village junior school from where the children go to Cowbridge comprehensive school, parish church, Cottrell Park Golf Club with its two 18 hole courses, National Trust property at Dyffryn Gardens. In the adjoining village of Bonvilston is a good local shop, village hall known as "The Bonvilston Reading Rooms", and the Red Lion. 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, mainline British railway and Cardiff Wales Airport. A few minutes drive to the west is the popular market town of Cowbridge with its excellent range of market town facilities.



## Accommodation

### Ground Floor

#### Entrance 3'6 x 11'3 (1.07m x 3.43m)

The property is entered via uPVC front door with opaque double glazed vision panel set above. Skimmed walls. Textured finished ceiling. Fitted carpet. Fitted radiator. Original doorway opens through into living room.

#### Living Room 19'8 x 14'10 (5.99m x 4.52m)

Excellent sized principal reception room. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Electric fire set into a marble hearth with wooden surround. uPVC double glazed window to side elevation. Wood panelled wall with access into stair hall. Good sized under stairs storage cupboard. Door through into kitchen.

#### Kitchen 8'10 x 14'10 (2.69m x 4.52m)

Good sized kitchen with range of fitted wall and base units. Features to include stainless steel sink and drainer. Double oven and electric hob. Space for washing machine, tumble dryer and dishwasher. Space for up and over fridge/freezer. Gas combination boiler housed to wall. Tiled splashbacks. uPVC double glazed window to rear elevation. Wooden glazed window to side. Skimmed walls and ceilings. Terracotta tiled flooring. Wooden glazed door opens through into rear porch.

#### Rear Porch

Useful utility/ boot room. uPVC pedestrian door with inset opaque glazed vision panel. Wooden opaque glazed window to side elevation. PVC clad walls. Terracotta tiled flooring.

#### Dining Room 14'3 x 10'10 (4.34m x 3.30m)

uPVC double glazed window to side elevation. Skimmed walls. Dado rails. Papered ceiling. Fitted carpet. Fitted radiator.

#### Shower Room 5'8 x 9'4 (1.73m x 2.84m)

Situated off the stair hall to the ground floor. Good sized shower room with walk in shower and shower head attachment behind a glazed shower screen. Pedestal wash hand basin. Low level WC. Half tiled walls. PVC splashbacks. Tiled flooring. uPVC double glazed opaque window to side elevation. Extractor fan. Radiator. Access to loft via hatch.

#### Stair Hall

Giving access to the living room and shower room. Straight carpet staircase to first floor landing.

#### First Floor

#### Landing 9'2 x 2'11 (2.79m x 0.89m)

Accessed via carpet stairs to first floor landing. Papered wood clad walls. Textured finished ceiling. High level access to RCT fuse board. Communicating doors to all first floor rooms.

#### Master Bedroom 18'4 x 11'3 (5.59m x 3.43m)

Good sized double bedroom. Two uPVC double glazed windows to side elevation. Skimmed walls and ceiling. Wooden floor boards. Two fitted radiators.

#### Bedroom Two 8'10 x 8'9 (2.69m x 2.67m)

Good sized double bedroom. uPVC double glazed window to rear elevation. Papered walls. Textured finished ceiling. Wood effect flooring. Fitted radiator. Ledged and braced door opens through into en suite.

#### Suite Bathroom One 8'10 x 5'4 (2.69m x 1.63m)

Three piece suite in white comprising panelled bath with chrome taps. Low level dual flush WC. Pedestal wash hand basin. Half tiled walls with further skimmed walls. Coved and skimmed ceiling. Fully tiled flooring. uPVC double glazed opaque window to side elevation. Access to loft via hatch.

#### Bedroom Three 6'10 x 11'2 (2.08m x 3.40m)

uPVC double glazed window to side elevation. Papered walls. Coved and skimmed ceiling. Wood effect flooring. Fitted wardrobe. Fitted radiator.

#### Outside

Accessed via a concrete laid driveway through a double gated wrought iron entrance to provide off road parking for a least two cars. Easy to maintain rear garden laid to crushed slate with a parcel of patio. Two good sized storage sheds. Wrap around access to all aspects. Private via a stone built wall. Composite shed to remain. Excellent floor storage.

#### Services

Freehold. All mains services connect to the property. Gas-fired combination central heating.

#### Directions

From our offices at 65 High Street, Cowbridge turn left and proceed up the High street to the traffic lights and straight on onto the A48 heading towards Cardiff. Pass through the traffic lights after the village of Bonvilston past Cottrell Park Golf Club carry straight on into the village of St. Nicholas and Blacksmith House is on your right hand side with a Harris & Birt sign outside.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 715 sq.ft. FLOOR 2 477 sq.ft.  
 TOTAL : 1,192 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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