



5 Duffryn Close

St. Nicholas, Vale Of Glamorgan, CF5 6SS

Guide Price £500,000

HARRIS & BIRT



An attractive and extended semi detached property located on a quiet cul de sac in the popular village of St Nicholas. The spacious accommodation has been stylishly refurbished and briefly comprises: entrance hall, living room, sitting room, kitchen, breakfast room, utility room and WC to the ground floor. Upstairs offers three double bedrooms and a family bathroom. Outside enjoys the benefit of off road driveway parking, an open front garden and a private and enclosed landscaped rear garden with a detached timber bar/office.

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.

- Guide Price £500,000 - £525,000
- Three Bedrooms
- Stylishly Decorated Throughout
- Detached Timber Garden Room
- Cowbridge School Catchment
- Attractive Semi Detached Property
- Three Reception Rooms
- Pretty Gardens
- Quiet Cul de Sac Location
- EPC rating - tbc

Accommodation

Ground Floor

Entrance Hall 12'1 x 6'4 (3.68m x 1.93m)

The property is entered via solid front door with obscure glazed panel into entrance hall. Stairs to first floor. Understairs storage. Wood floor. Radiator set behind decorative radiator cover. Pendant ceiling light. Doors to all ground floor rooms.

Living Room 14'8 x 12'6 (4.47m x 3.81m)

Run of three windows overlooking the rear garden. Central feature fireplace containing free standing ethanal cube fire set on a slate hearth with wooden mantel over. Recessed storage shelves. Continuation of flooring from hall. Radiator. Pendant ceiling light.

Sitting Room 10'11 x 11'2 (3.33m x 3.40m)

Run of three windows to the front. Central feature fireplace containing freestanding wood burning stove set on a slate hearth. Fitted shelving with storage cabinets. Continuation of flooring from hall. Radiator. Pendant ceiling light. Opening through to kitchen.

Kitchen 8'4 x 12'3 (2.54m x 3.73m)

Traditional fitted kitchen in white with features to include: a range of wall and base units with wood worktops over and decorative tiled splashbacks. Inset 1.5 bowl sink with curved mixer tap and draining grooves. Double Stoves gas range with seven ring hob and two gas ovens and a stainless steel splashback. Space for American style fridge/freezer. Space for undercounter dishwasher. Glazed door to utility room. Opening through to breakfast room.

Breakfast Room 11'2 x 12'1 (3.40m x 3.68m)

Attractive breakfast room fully glazed to one side overlooking the garden. French doors opening onto the rear patio. Velux ceiling window. Two further windows to side. Fitted bench seating. Wood floor. Vertical wall mounted radiator. Pendant ceiling light.

Rear Hall 10'6 x 4'1 (3.20m x 1.24m)

Part glazed door into courtyard garden. Further windows to the courtyard garden. Terrazzo style tiled flooring. Ceiling spotlights. Door to walk in pantry with window to front and shelving. Doors to the utility and WC.

Utility Room 7'3 x 4'6 (2.21m x 1.37m)

Worktops with matching upstands. Plumbing for undercounter washing machine/tumble dryer. Wall cabinets. Obscure glazed window to rear. Loft access hatch. Continuation of flooring from hall. Ceiling spotlights.

WC 6'3 x 4'6 (1.91m x 1.37m)

Two piece suite in white comprising: low level WC and pedestal wash hand basin. Obscure glazed window to rear. Continuation of tiled floor from hall. Modern vertical towel warmer. Ceiling spotlights.

First Floor

Landing 12'0 x 7'4 (3.66m x 2.24m)

Stairs from ground floor onto first floor landing. Fitted carpet. Window overlooking front. Recessed storage cupboard with shelving. Doors to all first floor rooms.

Bedroom One 11'3 x 12'4 (3.43m x 3.76m)

Run of three windows overlooking the front. Feature fireplace containing open cast iron fire with decorative surround on slate hearth. High level fitted storage units. Exposed wood floor boards. Radiator. Pendant ceiling lights.

Bedroom Two 9'9 x 12'4 (2.97m x 3.76m)

Run of three windows overlooking the rear garden. Fitted carpet. Radiator. Pendant ceiling light. Loft access hatch.

Bedroom three 7'8 x 10'10 (2.34m x 3.30m)

Two windows overlooking the rear garden. Fitted carpet. Radiator. Pendant ceiling light.

Shower Room 5'8 x 7'11 (1.73m x 2.41m)

Modern shower room with features to include: fully tiled walk in shower with wall mounted mains connected shower, rainfall shower head, further shower head fitment and sliding glazed shower door. Low level dual flush WC. Vanity unit containing wash hand with mixer tap and storage below. Obscure glazed window to rear. Decorative terrazzo style floor tiles. Part tiled walls. Wall mounted vertical towel rail. Pendant ceiling light. Extractor fan.

Outside

The front of the property enjoys off road parking for several vehicles on a spacious drive laid to decorative Cotswold chippings. Open garden with a dwarf wall to the front and close boarded fencing to sides. Path to front door. A pedestrian gate off the drive leads through to a private and enclosed courtyard laid to Cotswold chippings with tropical planted borders. A paved path leads round to the rear garden which has been landscaped and offers a mixture of patio with pergola and decorative slated fencing over, a parcel of lawn with borders stocked with an abundance of plants, flowers and shrubs, including mature fig trees, a cherry tree and an impressive apple tree. A pretty wrought iron arch with low dwarf brick fence leads through to a further rear lawn and planted veg patch and an al fresco entertaining area laid to Cotswold chippings next to the timber garden room. The garden is made secure with fenced boundaries to all sides.

Timber Garden Room

A versatile detached garden room currently in use as a bar and home office with light & power.

Services

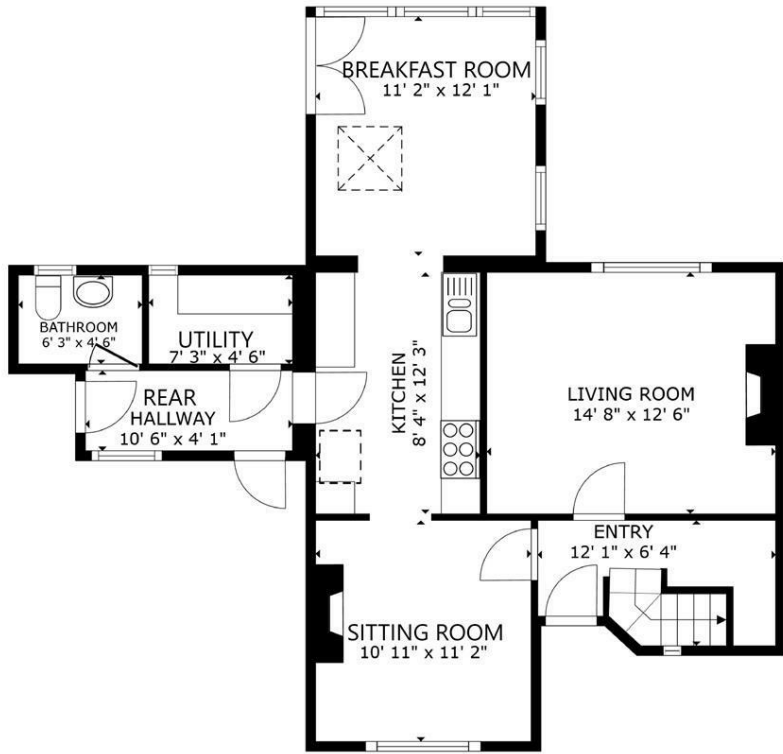
All mains services are connected to the property. Gas central heating via a Worcester gas combination boiler housed to cupboard on the landing. UPVC double glazing throughout.



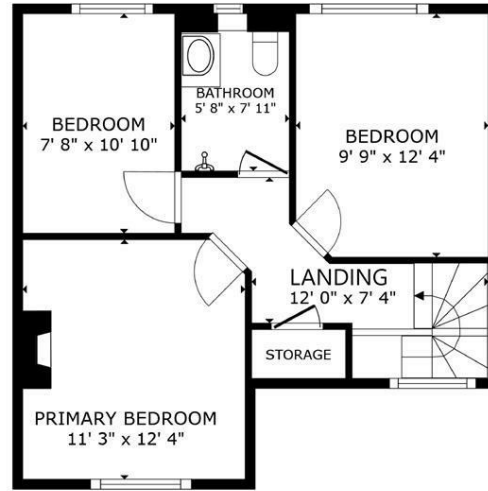








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 749 sq.ft. FLOOR 2 493 sq.ft.
 TOTAL: 1,241 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) 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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

