



8 Duffryn Close, St Nicholas
Vale of Glamorgan; CF5 6SS

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8 Duffryn Close, St Nicholas Vale of Glamorgan, CF5 6SS

£349,950 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

- An Immaculately Presented Mid Terraced Home ●
 - With Stunning Views Over Bordering Farmland ●
 - Greatly Improved By The Current Owners ●
 - Entrance Hall ● Sitting Room ● Garden Room ● Kitchen/Diner ● Rear Porch ● Cloakroom ● Utility ● Three Double Bedrooms ● Family Bathroom ●
 - Lawn To The Front ● Surprisingly Large Garden To Rear ● Backing Onto Farmland ●
 - EPC Rating 'E' ●
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Directions

From our office in Cowbridge Town Centre, travel in an easterly direction along the A48 towards Cardiff. Travel through the village of Bonvilston and into St Nicholas. At the centre of the village, bear right at the traffic lights into Dyffryn Lane. Duffryn Close is location in 300 yards on the left hand side.

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

SITUATION

The village of St Nicholas, which is about 1 mile, is situated between the City of Cardiff & the Historic market town of Cowbridge, and lies on the A48 road which serves The Vale of Glamorgan. St Nicholas has long been regarded as one of the Vale of Glamorgan's most sought after residential areas, amidst gently rolling countryside, yet with convenient access to Cardiff & transport networks. At the nearby Culverhouse Cross there is an out-of-town shopping centre which includes Marks and Spencer, Tesco & other National retail outlets.

ABOUT THE PROPERTY

- * Spacious entrance hall with staircase leading to the first floor
- * Sitting room with feature exposed brick fireplace & log burner
- * Garden room with Velux windows and patio doors
- * Overlooking the rear garden and surrounding farmland
- * Kitchen/dining room
- * Fitted with a range of wall and base units
- * Solid oak worktops & 'Belfast' sink
- * Appliances to remain, include; dishwasher & 'range' cooker
- * Rear porch providing access to the rear garden
- * Cloakroom with modern wc & sink
- * Utility with useful storage & plumbing for appliances
- * Three double bedrooms to the first floor
- * Modern family bathroom suite

GARDENS AND GROUNDS

- * Lawned area with mature shrub border to the front
- * A pedestrian path, shared with number 9, leads to the front entrance
- * The path continues through an alley way, also shared leading to the rear garden
- * The rear garden backs onto farmland
- * It currently includes a patio, lawn and established borders
- * To the left is a surprisingly large area of lawn

TENURE AND SERVICES

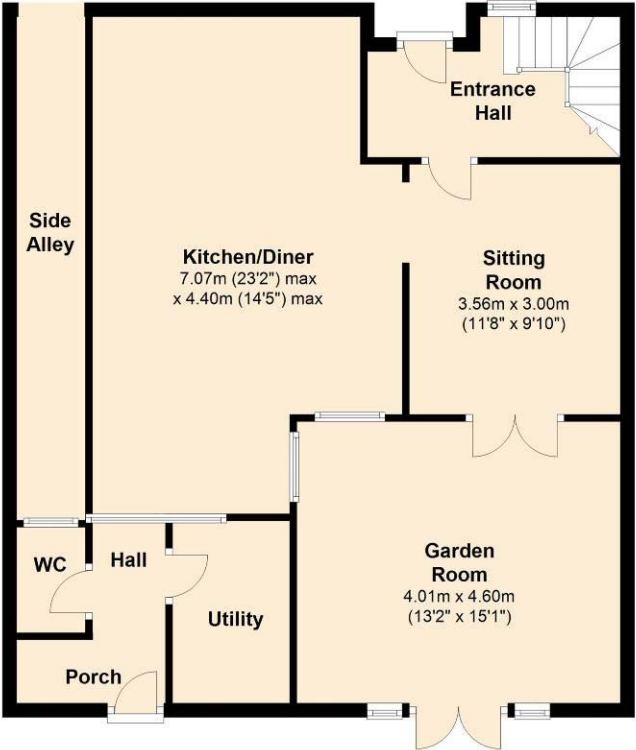
Freehold. Mains electric, water and sewerage connect to the property. Gas central heating.

PROCEEDS OF CRIME ACT 2002

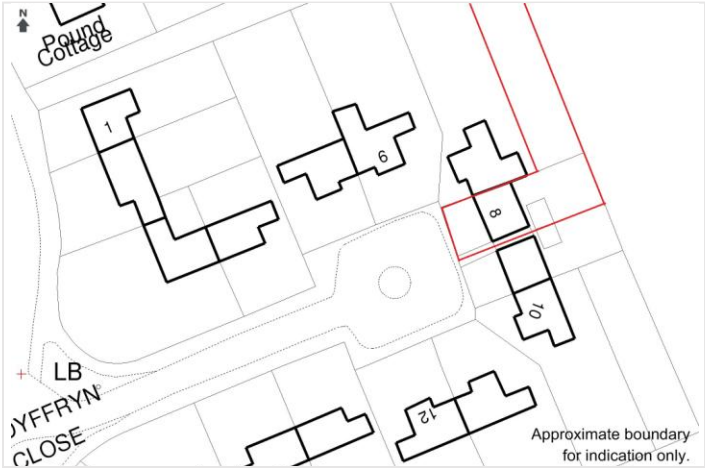
Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



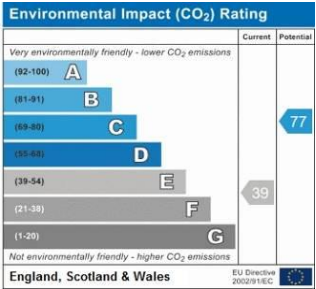
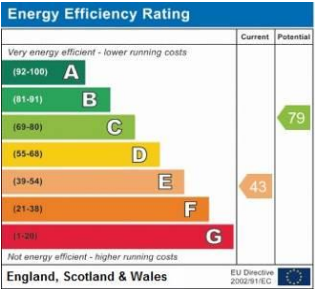
Ground Floor



First Floor



Plan produced by Watts & Morgan LLP. The total area includes the garage.
Plan produced using PlanUp.



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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



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wattsandmorgan.wales

