



8 Ger Y Llan, St Nicholas,
Vale of Glamorgan, CF5 6SY





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St Nicholas, Vale of Glamorgan,
CF5 6SY

£449,950 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Porch • Hallway • WC • Lounge • Second sitting room / study • Dining room • Kitchen • Utility room

Master bedroom with en suite bathroom • Three further double bedrooms • Bathroom

Driveway parking • Large garage

Lawned front garden • Enclosed garden to rear including paved seating areas and lawn

EPC rating: C70

Directions

Proceed from Cowbridge in an easterly direction, along the A48 towards Cardiff. Travel through the village of Bonvilston and continue into St Nicholas. Turn left immediately before the bus stop to the centre of the village and continue along this lane, to find Ger y Llan signposted and to your right.

- Cowbridge 6.4 miles
 - Cardiff City Centre 6.6 miles
 - M4 (Junction 33) 5.4 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * A detached, family home with 4 double bedrooms set within a good sized plot
- * Conveniently located within easy striking distance of Cowbridge, Cardiff and M4 (Junction 33)
- * Entrance hallway with doors to all principle rooms
- * Lounge looking out over, and with sliding doors, opening to the rear garden
- * Kitchen with a range of modern units and space for an oven and hob, a tall fridge freezer and plumbing for a dishwasher. Adjacent utility area with additional storage and space for washing machine
- * Dining room accessible from both the hallway and the kitchen
- * Multi use second sitting room / study, like the dining room, is positioned to look out over the front garden
- * Central landing area with doors to all four double bedrooms and family bathroom
- * Master bedroom with fitted wardrobes and its own en suite bathroom
- * Three further double bedrooms, the second largest with fitted wardrobes

GARDENS AND GROUNDS

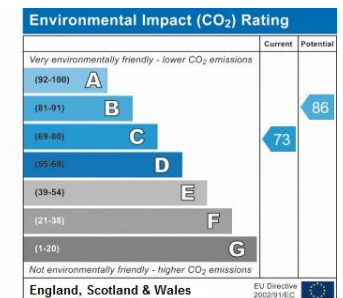
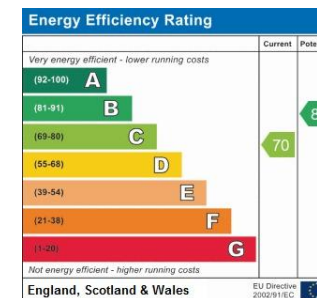
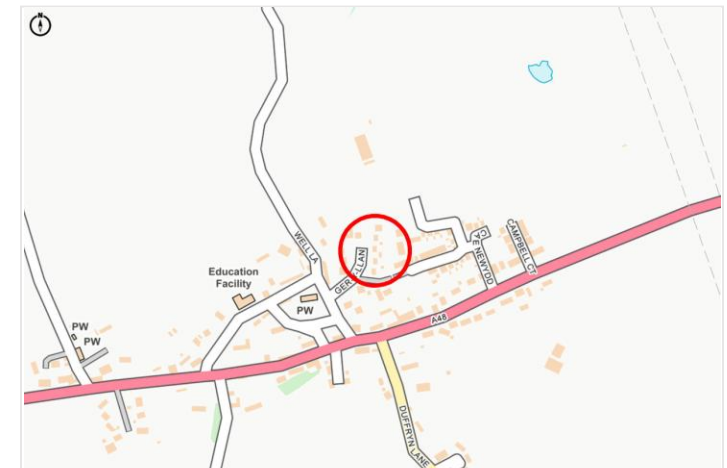
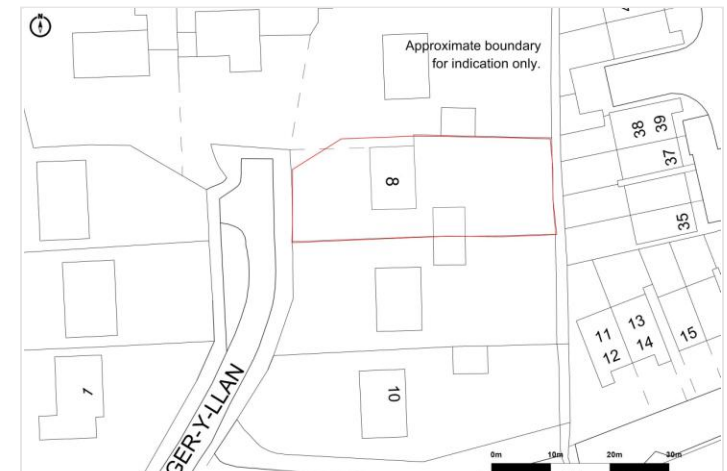
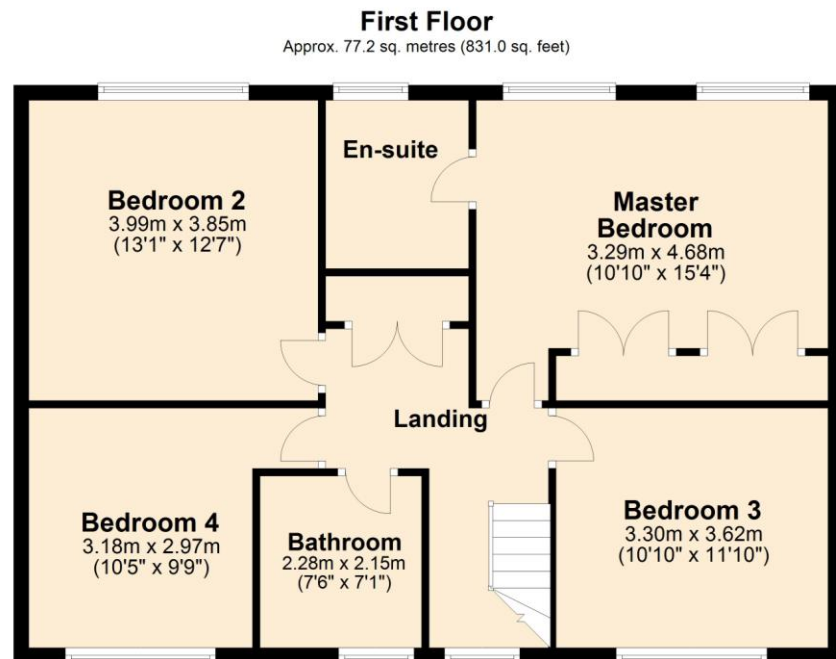
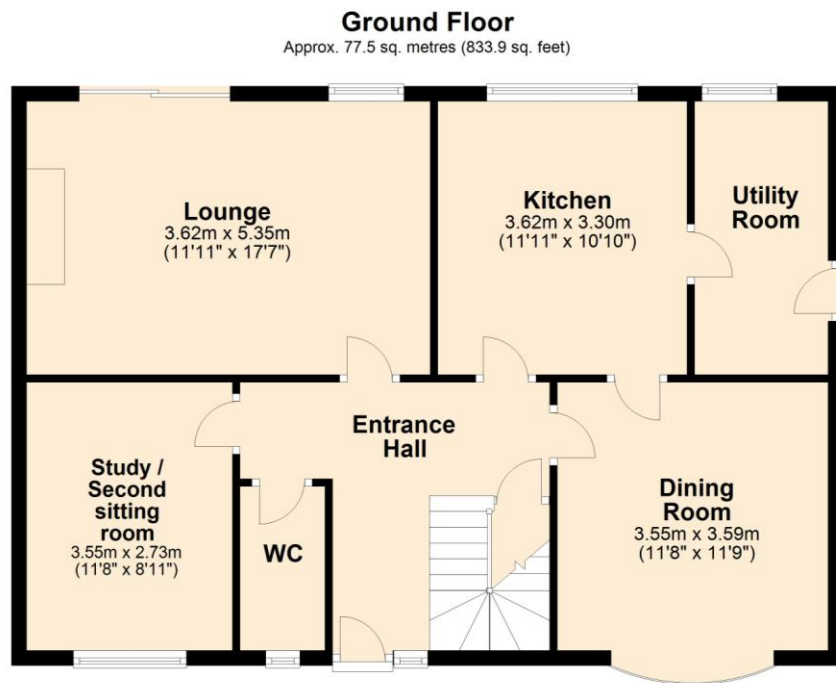
- * Long driveway running past lawned from garden to the garage for the property
- * Garage (approx. max 5.4m x 4.8m) accessed via metal up an dover door; pedestrian door in to rear garden
- * Gated entrance from driveway into the rear garden
- * Endosed garden to rear including paved seating areas and a lawn

NB Planning permission granted in 2015 (Vale Council Planning Ref 2015/00101/FUL) for a ground floor extension and internal alterations. The property is currently occupied under an Assured Shorthold Tenancy

TENURE AND SERVICES Freehold. All mains services connect to the property. Gas fired 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.



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.



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