



1 Duffryn Close,
St. Nicholas, Vale Of Glamorgan, CF5 6SS

WATTS & MORGAN 160 YEARS

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1 Duffryn Close

St. Nicholas, Vale Of Glamorgan,
CF5 6SS

£349,950 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Porch • Hallway • Lounge • Conservatory – garden room • Kitchen-dining room • Utility room • Ground floor shower room / WC

Three bedrooms • Modern bathroom

Off road parking to front • Sheltered, enclosed garden to rear

EPC rating: D65

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; no 1 fronts Duffryn Lane and is located shortly before the turning into the cul de sac.

- Cowbridge 6.5 miles
- Cardiff City Centre 6.5 miles
- M4 (J33) 5.4 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Conveniently located mid way between Cardiff and Cowbridge
- * A three bedroom semi detached home with off road parking to front and enclosed garden to rear
- * Entrance porch opens into ground floor hallway
- * Dual aspect family lounge with window looking into conservatory and another broad window to the front
- * Wood burning stove, recessed within chimney breast and fire place, is to remain
- * Modern fitted kitchen with contemporary units. Appliances to remain include: gas hob, electric oven, grill and fully integrated dishwasher. Space remains for a tall fridge-freezer
- * Kitchen includes a matching breakfast-bar
- * Garden room - conservatory positioned to the rear of the property looking out over, and opening to the rear garden. Ample space for a dining table and further seating
- * Also shower room / WC to ground floor
- * Landing area with window looking out over rear garden and doors to all bedrooms and bathroom
- * The two largest bedrooms are both doubles and both have fitted wardrobes; they enjoy a view in a westerly direction towards fields and farmland
- * Third good sized single bedroom with wardrobes.
- * Contemporary bathroom with Jacuzzi-style bath and shower over

GARDENS AND GROUNDS

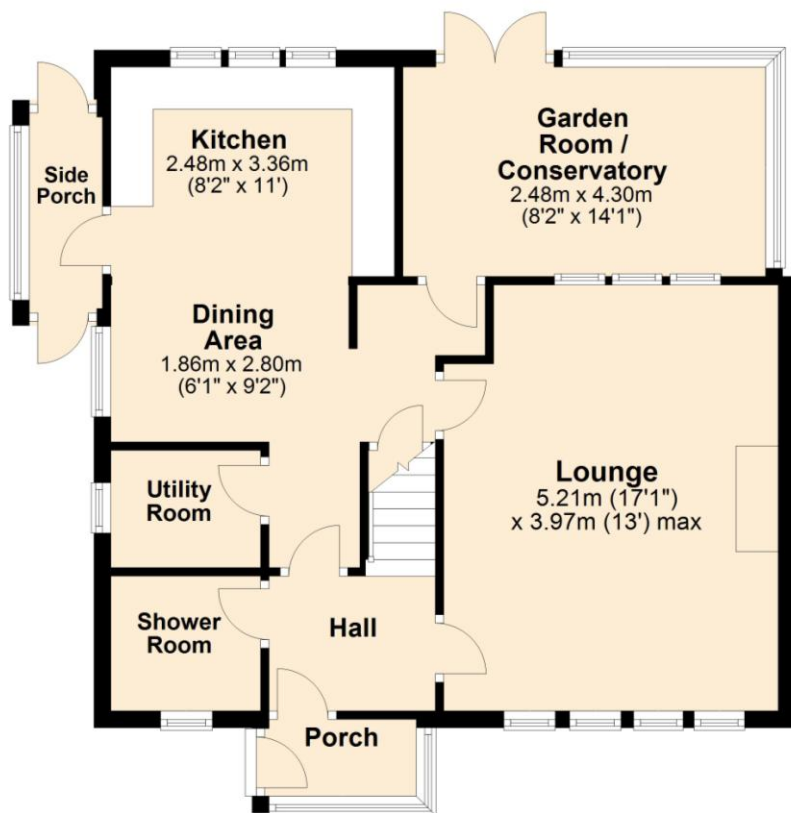
- * Block paved, off-road parking area fronting the property, bordered by mature shrub beds
- * Enclosed, sheltered garden to rear
- * Including generous lawn and paved patio seating area
- * Rear garden accessed primarily from conservatory-garden room and also via in / out porch to one side
- * Timber garden store shed to remain

TENURE AND SERVICES

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

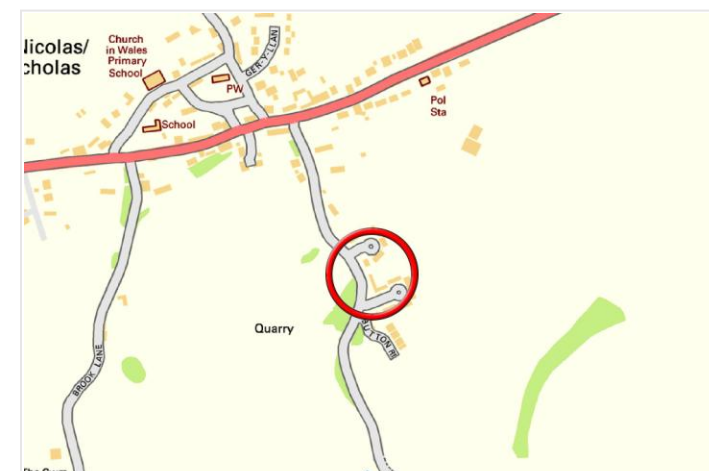
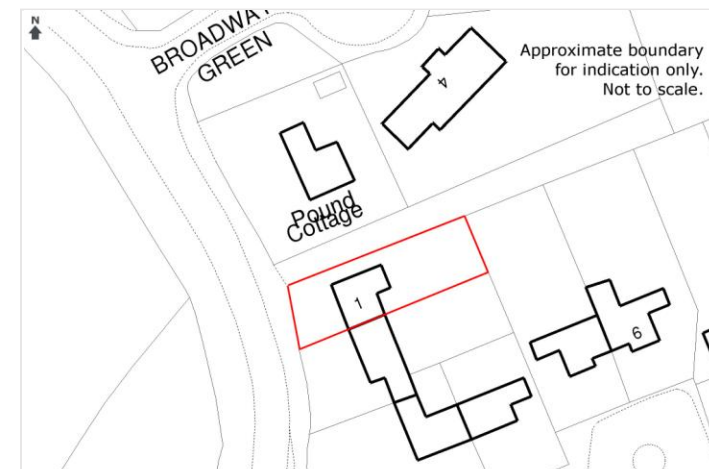
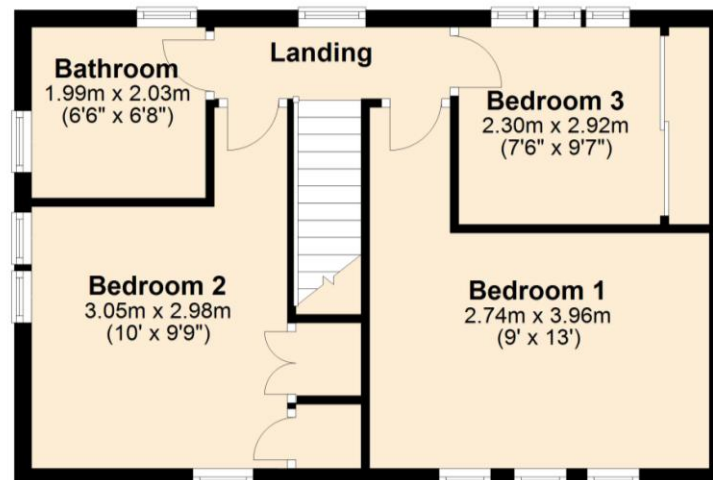


Ground Floor



Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	84

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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