



27 Cae Newydd, St. Nicholas,  
Vale Of Glamorgan, CF5 6FF

Watts  
& Morgan







**27 Cae Newydd, St. Nicholas,**

Vale Of Glamorgan, CF5 6FF

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**Guide Price £415,000 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Room

A beautifully presented three bedroom semi-detached property located in St. Nicholas. Nestled in the popular Redrow Development, which is conveniently located for both Cowbridge and Cardiff. Built in 2018, this well-proportioned property includes; entrance hallway, cloakroom/WC, generous lounge and kitchen/dining room leading to rear garden. First floor landing; three double bedrooms, en-suite and family bathroom. Corner plot with landscaped front and rear gardens, and off-road private driveway parking for two vehicles.

Viewing highly recommended to appreciate this contemporary and immaculate family home.

EPC Rating; 'B'.

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#### Directions

Cowbridge Town Centre – 6.7 miles

Cardiff City Centre – 9.6 miles

M4 Motorway – 2.2 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

With traditional features to the outside, and the pinnacle of modern living to be found inside, this immaculate home offers well-proportioned accommodation throughout and is conveniently located for both Cowbridge and Cardiff.

A canopied entrance leads into the welcoming hallway with contemporary mosaic tiled flooring and a wool carpeted staircase leads to the first floor with useful understairs storage cupboard. Also a modern 2-piece cloakroom/WC.

The generous size lounge presents a broad window over-looking the front aspect. This light and airy reception room provides ample space for soft furnishing with neutral carpeted flooring.

Spanning the width of the property to the rear, lies the superb kitchen/dining room. A lovely entertaining space with sliding patio doors providing access out onto the rear garden blending indoor/outdoor living. The kitchen has been fitted with a range of high gloss white wall and base units with chrome handles and complementary laminate work surfaces with tiled walls. A range of integral 'Smeg' appliances to remain to include; fridge/freezer, double oven, 4-ring gas hob with extractor hood over and dishwasher. Further presenting a pull-out pantry cupboard, wood-plank tiled flooring and a utility cupboard which has facilities for a stacked washing machine and tumble dryer.

To the first floor landing, there is a loft hatch giving to the loft space and a large laundry cupboard houses the 'Ideal' gas combi boiler.

The principal bedroom is a delightful double room benefitting from a range of fitted wardrobes to include triple door wardrobe and double, with large window over-looking the front aspect. The bedroom benefits from its own modern 3-piece en-suite shower room with double shower.

Two further double bedrooms enjoying an outlook over the rear garden with the larger of the two having its own fitted double wardrobe.

These bedrooms have shared use of the family bathroom fitted with a 3-piece white suite with dual shower, wood-plank tiled flooring and quality marble tiled walls.



## GARDENS AND GROUNDS

27 Cae Newydd is positioned on the corner of this popular Redrow development with shingle frontage, part-enclosed via mature cherry laurel hedgerow.

To the rear of the property there are two side by side allocated car parking spaces with timber gate leading to the rear garden.

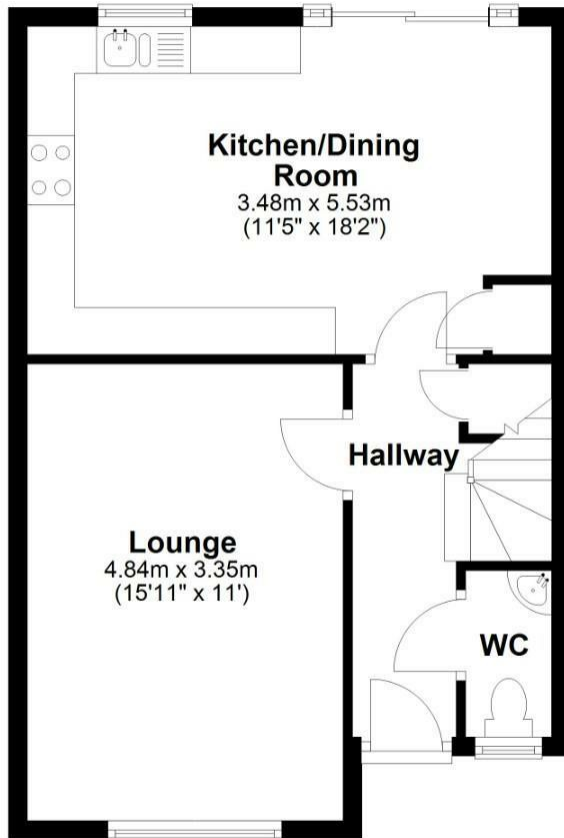
The fully landscaped south-west facing garden enjoys a patio area with cobbled border leading onto a shingle area, whilst the rest is predominantly laid to lawn. Benefitting from a range of colourful planted borders and additional side area with stone walling, vegetable patch and space for a timber storage shed.

## ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Council tax band E. Communal maintenance charge for the development TBC.

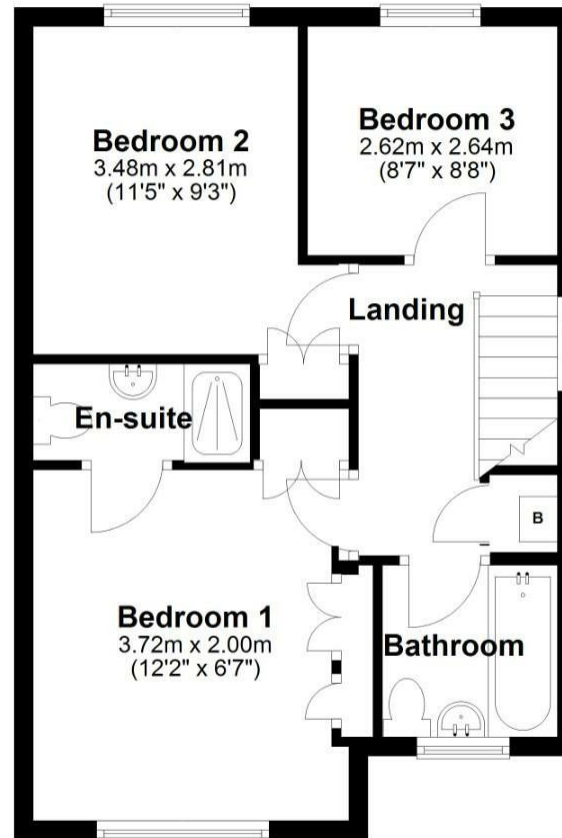
### Ground Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



### First Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



Total area: approx. 90.1 sq. metres (969.4 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	



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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