



1 Duffryn Close, St. Nicholas, Cardiff. CF5 6SS

- A BEAUTIFUL 3-BED SEMI-DETACHED FAMILY HOME
- LOCATED IN THE SOUGHT AFTER VILLAGE OF ST. NICHOLAS
- EXCELLENT SCHOOL CATCHMENT (ST NICHOLAS CIW PRIMARY SCHOOL & COWBRIDGE COMPREHENSIVE SCHOOL)
- SPACIOUS LIVING/SITTING ROOM RECEIVING PLENTY OF NATURAL LIGHT
- SUN/GARDEN ROOM OVERLOOKS THE ATTRACTIVE REAR GARDEN
- MODERN FITTED KITCHEN/BREAKFAST ROOM with TOP OF THE RANGE INTEGRATED APPLIANCES
- GROUND FLOOR SHOWER ROOM & 1st FLOOR FAMILY BATHROOM SUITE
- LARGE BLOCK-PAVED PRIVATE DRIVEWAY
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



PROPERTY DESCRIPTION

* Guide Price: £450,000 to £465,000 * A BEAUTIFULLY PRESENTED & VERY WELL POSITIONED 3-BED FAMILY HOME - LOCATED IN THE MUCH SOUGHT-AFTER VILLAGE OF ST. NICHOLAS IN THE VALE OF GLAMORGAN SITUATED APPROXIMATELY 6 MILES EAST OF COWBRIDGE AND NEAR CARDIFF - EXCELLENT SCHOOL CATCHMENT - ST. NICHOLAS CHURCH IN WALES PRIMARY SCHOOL & COWBRIDGE COMPREHENSIVE SCHOOL - TENURE: FREEHOLD. MR HOMES are pleased to Offer FOR SALE this Immaculate 3-Bedroom Family Home, Situated in the alluring location of Duffryn Close, St. Nicholas, , this exquisite Family Home showcases a diverse arrangement of rooms methodically spread over two floors. The Property Fronts onto Duffryn Lane and Overlooks Large Fields. The Ground Floor comprises of a Porch Entrance & Hallway, Shower Room, Modern Fitted Kitchen/Breakfast Room with Integrated Appliances, A Utility/Laundry Room and a Spacious Living/Sitting Room containing a Wood-Burning Stove that bathes the space in warm and natural light. Further boosting the appeal of the ground floor is the Sun/Garden room that offer impressive views of the Attractive Rear Garden. Ascending to the first floor, one is greeted by Bedroom 1, complete with a custom-built wardrobe, a fully furnished family bathroom suite, Bedroom 2 offering fitted wardrobes and a fitted cupboard, followed by the versatile Bedroom 3. Crowned by the second floor, the property houses an insulated and boarded attic, complete with loft light and attached ladder, offering excellent storage. This tastefully crafted property offers an ideal balance between elegance, practicality. EARLY VIEWING IS VERY HIGHLY RECOMMENDED.360 VR Tour Link > <https://tour.giraffe360.com/duffrynclose1ap/>EPC Rating = D.Council Tax Band = F.Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.*** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links.To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales TeamFREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Porch

Entered Via uPVC D/g Door, Tiled Flooring, uPVC D/g Windows To Front And Side, Wall Light, Power Points, uPVC Obscured D/g Door Into Entrance Hallway.

Hallway

Laminate Flooring, Radiator With Radiator Cover, uPVC D/g Window Into Entrance Porch, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Solid Oak Doors to Living Room, Kitchen/Breakfast Room And Downstairs Shower Room, Staircase To First Floor Landing.

Downstairs Shower Room

Tiled Flooring, Shower Cubicle With Electric Shower And Fully Tiled Walls, Pedestal Wash Hand Basin With Hot & Cold Taps Over, Close Coupled W.c., uPVC Obscured D/g Window To Front, Chrome Ladder/Towel Radiator, Walls Are Paneled Up To Half Height, Remaining Walls And Ceiling Are Plastered.

Living Room

Fitted Carpet, uPVC D/g Window To Front, Gas Feature Fireplace Set On A Marble Hearth, Plastered Walls And Textured Ceiling, Coving To Ceiling, Radiator With Radiator Cover, uPVC D/g Window Looking Into Sun/Garden Room, Door To Kitchen/Breakfast Room.

Kitchen/Breakfast Room

Tiled Flooring, Howdens Matching Wall And Base Units With Soft Closing Doors And Drawers, Work Surfaces Over, Tiled Splashbacks, Bosch Integrated Dishwasher, 4 Ring Bosch Gas Hob With Extractor Hood Over, Bosch Double Electric Fan Assisted Oven, Stainless Steel Sink, Quarter Bowl And Drainer With Mixer Tap Over, Breakfast Bar, Radiator With Radiator Cover, uPVC D/g Windows To Rear And Side, Inset Spotlights To Ceiling, Plastered Walls And Plastered Ceiling, uPVC Obscured D/g Door To Side, Into Side Conservatory. Door To Large Understair Storage Cupboard, Wall Mounted Alarm Panel.

Side Conservatory

Tiled Flooring, uPVC Obscure D/g Window To Side, uPVC Doors With Obscure Window Panel To Front And Clear Panel To Rear, Power Points, Lighting.

Utility Room

Tiled Flooring, 2 x uPVC D/g Windows To Side, Wall Mounted Worcester 28i Combi-Boiler, Matching Wall Units, Real Oak Work Surface Over Tumble Dryer.

Sun/Garden Room

Laminate Flooring, UPVC D/g Windows To Side And Rear, Inset Spotlights To Ceiling, Plastered Walls And Plastered Ceiling, Radiator.

Staircase/First Floor Landing

Fitted Carpet, uPVC D/g Window To Rear,



MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: D (61)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

4G great data and voice



