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**Oxendon**  
Old Rectory Drive  
St Nicholas  
The Vale of Glamorgan  
CF5 6SJ



# Oxendon

Asking price **£549,000**

Substantial detached three double bedroom traditional bungalow in a generous garden plot with fine southwest facing rural and channel views. Large attic space with potential, (subject to planning to convert), ideal location with easy commuting access to Cardiff.

Substantial detached 3 bedroom bungalow with considerable potential.

Entrance hall and cloakroom, living room, dining room open plan to rear conservatory, kitchen/ breakfast room, 3 double bedrooms and bathroom.

Extensive parking and double garage.

Generous lawned garden plot to front and rear.

Fabulous south west facing rural and channel views.

Solar and battery storage fitted and included.









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Sliding Upvc door to porchway, double glazed windows, quarry tiled floor, glazed internal door and side screen to central HALLWAY, timber panelled ceiling, built-in coat cupboard, large cloakroom containing white low-level WC and pedestal wash hand basin, half tiled walls and built-in linen cupboard. Glazed double doors and side screens to LIVING ROOM, brick-faced wall and recessed working fireplace and tiled hearth, French doors and double glazed

windows to rear garden with fabulous view over rolling countryside to the Bristol Channel and west country. DINING ROOM, built-in cupboard and shelving, open-plan to a small rear CONSERVATORY, double glazed with views to garden and beyond. KITCHEN BREAKFAST ROOM, range of timber fronted Shaker style base and wall cupboards with roll-top work surface and two and a half bowl stainless steel sink, integrated 'Creda' double oven, ceramic hob and extractor, spaces for washing machine and fridge freezer, double glazed window to front garden, PANTRY and door to side.

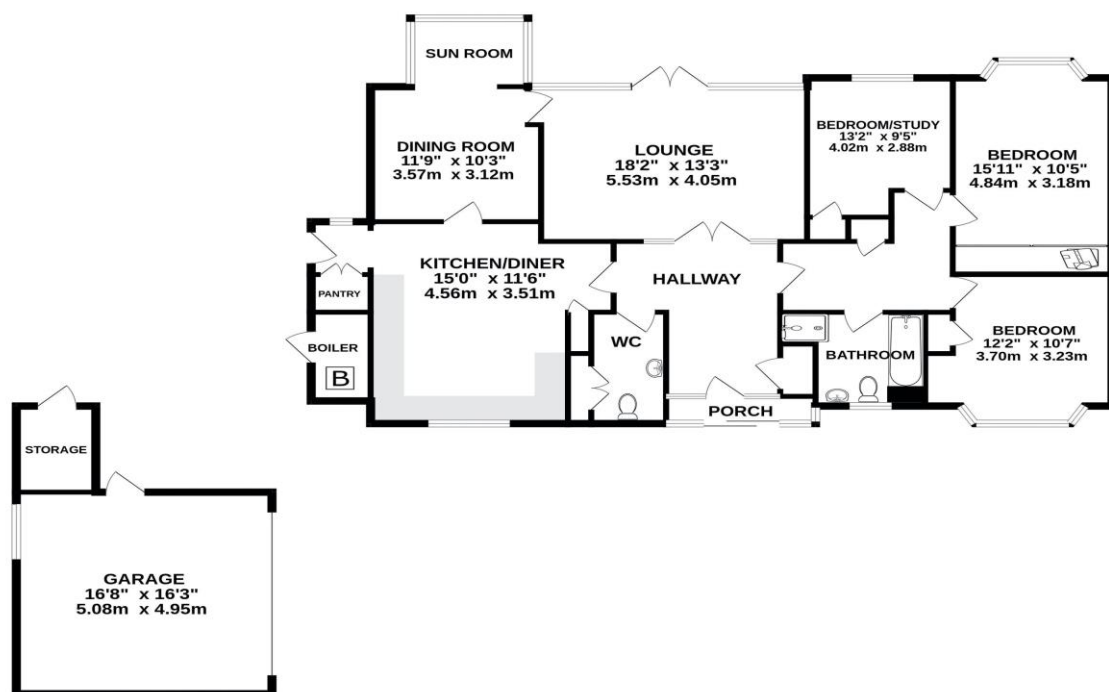
Glazed internal door from central hallway to BEDROOM HALLWAY, shelved linen cupboard. BEDROOM ONE, front

double bedroom with exposed original herringbone pattern hardwood floor, double glazed bay window and built in wardrobe. Double BEDROOM TWO, Upvc double glazed bay window with magnificent view to rear, fitted wardrobes and chest of drawers. Double BEDROOM THREE, presently used as a study with hardwood floor, built-in wardrobe and double glazed window to rear, built-in cupboard. BATHROOM, traditional white suite including cast iron panelled bath, pedestal basin and low level WC, shower cubicle with folding door and mains shower attachment, hardwood floor, tiled walls and frosted double glazed window.

An external timber staircase rises to a low door which leads to an enormous attic space, sufficient head room to offer potential subject to planning for conversion.

'Oxendon' is approached over a shared private entrance with tarmac driveway flanked by lawns providing ample parking. Access to detached GARAGE, brick-built with electric double roller door, wrought iron gate from the front to a side courtyard with access to tool store and boiler house containing a recently fitted mains gas 'Ariston' central heating boiler and fuse boxes. The rear garden enjoys a perfect southwest facing aspect, the area enjoys paved sitting areas and lawn fringed by mature shrubbery. The view beyond is over rolling Vale of Glamorgan countryside, over the Bristol Channel and the West Country opposite.

# GROUND FLOOR 1714 sq.ft. (159.2 sq.m.) approx.



TOTAL FLOOR AREA : 1714 sq.ft. (159.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From our Cowbridge office travel in an easterly direction up the High Street through the traffic lights filtering onto the A48 heading towards Cardiff. On approaching St Nicholas turn first right into a private cul-de-sac where Oxendon is the third property on your right hand side.

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity.  
Solar and battery storage.  
Council Tax Band G  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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AWAITING EPC

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