**Property Description Cae Newydd, St Nicholas**

**Price**:                         £196,000 (full price £280,000)

**Ownership**:              Legally you would own 100% of the property for 70%\* Market

Value via the Homebuy Option/Shared Equity Scheme.

**Property Type**:        2 bed mid link

**Address**:                   Cae Newydd, St Nicholas, Vale of Glamorgan

**Key Features:**

* Immaculately presented 2-bedroom mid-link property in the desirable Redrow Homes Development, Cae Newydd
* Prime location with easy access to Cardiff and Cowbridge, and close proximity to the M4 Motorway
* Excellent transport links and within a sought-after school catchment area
* Accommodation includes an entrance hall, WC/cloakroom, and spacious lounge/diner
* Modern kitchen with integrated oven and hob
* First floor features 2 double bedrooms and a contemporary family bathroom
* Burglar alarm system
* Boarded loft with shelving for extra storage
* Private driveway with side-gated access to a rear garden
* Rear garden offers uninterrupted countryside views

**Accommodation:**

* **Ground Floor:**
	+ Entrance hall with two storage cupboards, including large understairs storage
	+ WC/cloakroom
	+ Spacious lounge with dining area and French doors leading to the beautifully presented rear garden that includes a decking area
	+ Fully fitted kitchen with integrated hob, electric oven with grill, and extractor fan; space for washing machine and fridge freezer
	+ Combi boiler
	+ Fitted blinds in the kitchen and lounge
* **First Floor:**
	+ Storage cupboard on the landing
	+ Main bedroom with bespoke fitted wardrobes
	+ Second bedroom with storage cupboard
	+ Modern three-piece family bathroom with overhead shower
	+ Fitted blinds in both bedrooms

**External:**

* Rear garden with stunning countryside views and gated side access
* Patio area featuring a built-in bench and planters
* Private driveway at the front of the property

**Additional Information:**

* Freehold
* All mains services connected
* EPC Rating: B
* Council Tax Band: D

**Location:**

A few minutes drive to the east is the major out of town shopping centre at Culverhouse Cross with M&S, Tesco, TK Maxx, to name but a few and then easy access into the capital city with its highly regarded City Centre, vibrant Cardiff Bay and major transport links via M4, and Cardiff Airport. A short drive to the west is the Market Town of Cowbridge with its excellent range of eateries and boutique style shops.