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CELEBRATING 100 YEARS

100
1926 - 2026

4 Smiths Row, St. Nicholas

Cardiff

£269,500

4 Smiths Row

Charming Grade II Listed thatched cottage brimming with character features, offering a substantial rear garden and excellent scope for improvement in this sought-after village location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Grade II Listed stone-built thatched cottage
- Sought-after village location in the heart of St Nicholas
- Wealth of original character and period features throughout
- Spacious lounge with wood-burning stove and exposed stonework
- Galley-style kitchen overlooking the rear garden
- Two double bedrooms with character features
- Generous principal bedroom (with potential for en-suite or first-floor bathroom)
- Modern Vaillant EcoTEC Plus gas combination boiler
- Substantial rear garden measuring approximately 27m deep x 14m wide (max)
- Excellent scope for modernisation and improvement with easy access to Cardiff commuting routes



A charming **Grade II Listed**, stone-built thatched cottage occupying a delightful village setting in the heart of St Nicholas. Full of character and period features, this attractive property offers well-proportioned accommodation, a substantial rear garden and excellent potential for modernisation and further enhancement, making it an ideal home for those seeking a character property within easy commuting distance of Cardiff.

The accommodation begins with a traditional **ENTRANCE HALL** with staircase rising to the first floor and meter cupboard. A brace-and-ledged cottage door opens into the spacious front **LOUNGE**, a characterful reception room featuring a timber-panelled beamed ceiling, exposed natural stone walling, an impressive stone chimney breast, flagstone hearth and a wood-burning stove. An inner hall provides useful understairs storage and space for a study area.

To the rear of the property is a charming galley-style **KITCHEN** fitted with a range of base and wall-mounted units beneath roll-edge work surfaces incorporating a stainless steel sink unit. A quarry-tiled floor and pleasant views over the rear garden further enhance the cottage feel. Beyond lies a **REAR HALL** with access to the garden and the ground floor **BATHROOM**, appointed with a sage green suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low-level WC, together with a useful fitted storage cupboard.

To the first floor, the landing features a part-vaulted timber-panelled ceiling and leads to two bedrooms. The **PRINCIPAL BEDROOM** is a particularly generous double room boasting exposed stonework, a feature fireplace, fitted louvre-fronted wardrobes and a cupboard housing a modern **Vaillant EcoTEC Plus** gas combination boiler. Owing to its excellent size, the room may offer potential to create an en-suite facility or first-floor bathroom/shower room, subject to any necessary consents.

The **SECOND BEDROOM** enjoys an attractive L-shaped layout and retains further character features including exposed stonework, a part-vaulted timber-panelled ceiling and a window overlooking the front elevation.

Externally, one of the property's standout features is the substantial rear cottage garden, extending to approximately **27 metres in depth** and measuring up to **14 metres in width** at its widest point. The garden includes a paved seating area, mature mixed shrub borders, an aluminium-framed greenhouse and a pathway leading to a rear pedestrian access gate. The pathway continues through to the picturesque centre of the village, where residents can enjoy the village green, war memorial and the historic St Nicholas Parish Church.

Parking is available on-street, together with a small tarmacadam parking area understood to be used informally by residents of Smiths Row and neighbouring cottages.

A rare opportunity to acquire a characterful Grade II Listed thatched cottage with a wealth of original features, an exceptional rear garden and exciting scope for improvement in this highly regarded village location.

what3words: racing.gloves.keep

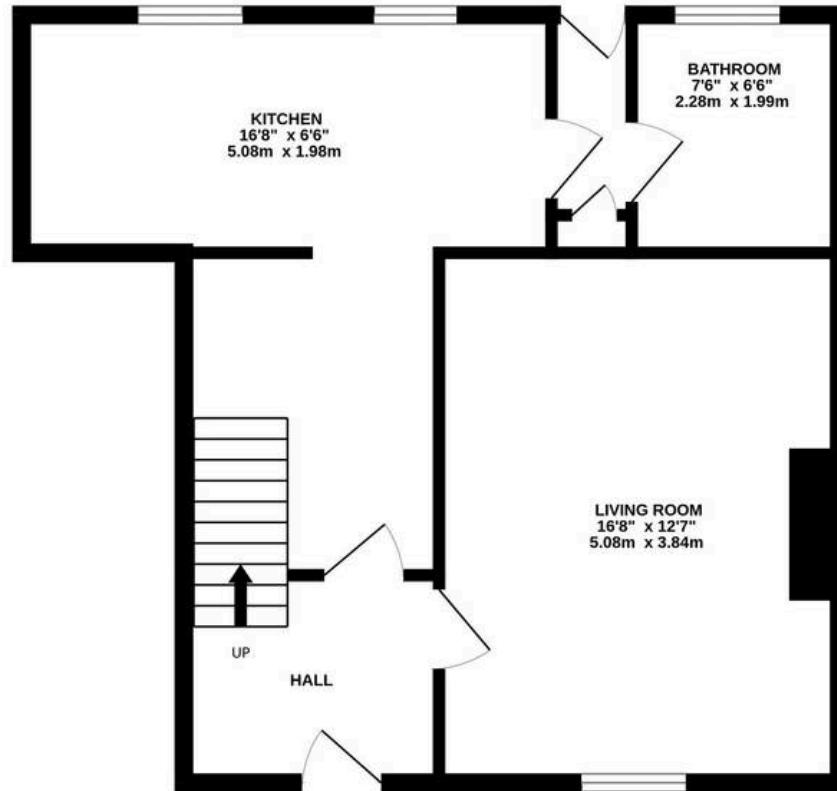
Directions:

From our Cowbridge office driving towards Cardiff on the A48, the property lies on your left hand side. Or it can be approached from the rear on foot, via an access adjacent to the Victorian Schoolhouse.

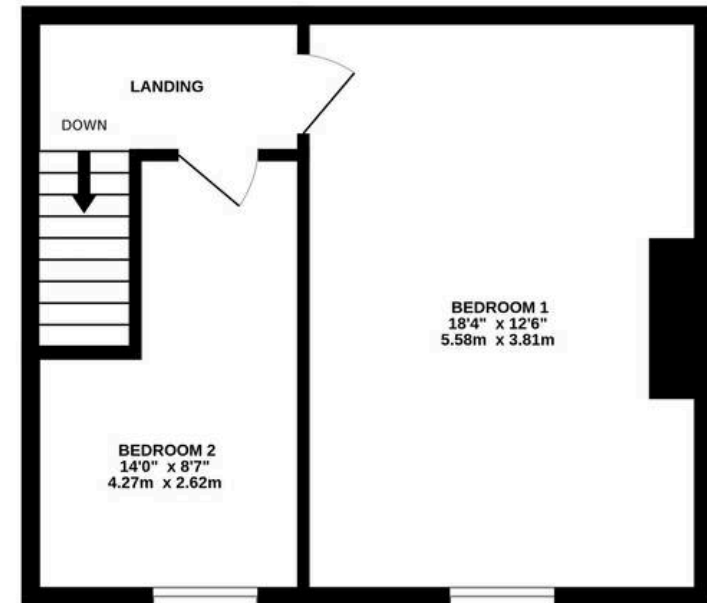




GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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