



St Brides Road, Wick, Cowbridge, The Vale
Of Glamorgan. CF71 7QB

£270,000



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A well presented 3 bed semi detached house benefiting from a 2 bedroom annex which is connected to the main house via entrance hall. The main property has a good sized lounge/diner, conservatory, kitchen, 2 double bedrooms and good size single bedroom, family bathroom, front and rear gardens.

£270,000 - Freehold

- Well presented three bed semi detached house
- TWO BED ANNEX with own utility and wetroom
- Conservatory accessed from annex and main house
- Low maintenance rear garden, EPC-C
- Large front garden with ample off road parking
- Sought after village location
- Early viewing advised



DESCRIPTION

Payton Jewell Caines are pleased to introduce this three bedroom semi detached house benefiting from a two bedroom annex. Located in the popular village of Wick, which is set within the beautiful rural idyllic location of 'The Vale of Glamorgan' and boasts an excellent active community which organises amongst many activities a yearly Village Fete. The village benefits from a village shop and post office, Church in Wales Primary School, play group, two public houses and a rugby pitch with sports pavillion. The village green hosts cricket games during the season and St. James Church is within a short walk. With many local countryside walks to enjoy and a short drive to the beautiful beaches of the heritage coast, Wick is ideally located to access all the Vale has to offer. The village benefits from a bus route to Bridgend and Llantwit Major, which offer all facilities and amenities. The quaint and ever popular market town of Cowbridge is within a short drive.

ENTRANCE

Via part glazed PVCu door with frosted glass and side panel into the entrance hall.

ENTRANCE HALL (13' 7" x 5' 11") or (4.13m x 1.81m)

Artexed and coved ceiling with centre light, fitted carpet, PVCu double glazed window with leaded detail to side aspect and radiator. Staircase to the first floor with open balustrade and fitted carpet.

LOUNGE (12' 9" x 10' 0") or (3.89m x 3.04m)

Papered and coved ceiling with centre light, papered walls and PVCu double glazed window to front aspect. Double radiator, fitted carpet and square archway through to the dining area.

DINING AREA (12' 10" x 12' 11") or (3.91m x 3.93m)

The dining area is finished with papered and coved ceiling with centre light. Papered walls, modern inset living flame gas fire, radiator and fitted carpet. Sliding patio doors lead into the large conservatory. Doorway through to the kitchen.

KITCHEN (9' 5" x 6' 4") or (2.86m x 1.92m)

Tongue and groove ceiling with centre light, fully tiled from floor to ceiling with vinyl flooring. A range of wall and base units with complementary work top, PVCu double glazed window looking into the conservatory. Single stainless sink with mixer tap, space for freestanding fridge, cooker and washing machine. Door through to the annex.

CONSERVATORY (16' 8" x 9' 3") or (5.07m x 2.81m)

The large conservatory benefits from Polycarbonate roof set on dwarf wall, double radiator and fitted carpet. French doors lead to the raised decked area laid to astro-turf which is ideal for garden furniture and overlooks the rear garden.

LANDING

Artexed and coved ceiling with centre light, access into the attic, PVCu double glazed window to side aspect, fitted carpet and open balustrade.

BEDROOM 1 (11' 10" x 11' 3") or (3.60m x 3.42m)

Artexed ceiling with centre light, papered walls, a range of built in wardrobes and storage cupboard housing gas combination boiler. PVCu double glazed window to rear aspect, double radiator and fitted carpet.



BEDROOM 2 (11' 3" x 11' 2") or (3.44m x 3.41m)

Papered and coved ceiling with centre light, papered walls, radiator. PVCu double glazed window to front aspect, a range of built in wardrobes and fitted carpet.

BEDROOM 3 (9' 3" x 7' 9") or (2.82m x 2.37m)

Polystyrene ceiling tiles with coving and centre light, papered walls, PVCu double glazed window to front aspect, radiator and fitted carpet.

FAMILY BATHROOM (6' 4" x 5' 6") or (1.94m x 1.67m)

Emulsioned ceiling with centre light, fully tiled from floor to ceiling with ceramic tiles. PVCu double glazed window with frosted glass to rear aspect. Three piece suite comprising low level w.c., wash hand basin with mixer tap set within vanity unit and panelled bath with mixer tap and mains fed shower with glass shower screen. Wall mounted heated towel rail and ceramic tiled flooring.

ANNEX

ENTRANCE HALL

The annex benefits from its own entrance via PVCu part double glazed door with a PVCu double glazed window to side aspect. Finished with emulsioned and coved ceiling with two centre lights, smoke detector and emulsioned walls, Radiator and fitted carpet. A fully glazed door leads into the conservatory that is shared with the main house.

Doorway through to the main house kitchen.

BEDROOM 1 (9' 11" x 9' 2") or (3.01m x 2.79m)

Emulsioned and coved ceiling with centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet.

BEDROOM 2 (9' 11" x 9' 3") or (3.01m x 2.81m)

Emulsioned and coved ceiling with centre light, emulsioned walls, PVCu double glazed window to front aspect, radiator and fitted carpet.

UTILITY (9' 6" x 6' 0") or (2.89m x 1.83m)

Emulsioned and coved ceiling with centre light, A range of wall and base units with complementary work top, single stainless steel sink with mixer tap. Space for freestanding washing machine, tumble dryer and fridge. Gas combination boiler which provides heating and hot water to annex. PVCu double glazed window to rear aspect and PVCu part double glazed door leads to the rear garden, radiator and ceramic tiled flooring.

WET ROOM (6' 8" x 6' 0") or (2.03m x 1.82m)

Emulsioned and coved ceiling with centre light, part tiled/part emulsioned walls. PVCu double glazed window with frosted glass to rear aspect. Wall mounted heated towel rail. Low level w.c. wash hand basin with mixer tap set within vanity unit, mains fed shower wall mounted with shower curtain. Fully tiled wet room floor with drainage.



OUTSIDE

The rear garden is bound by breeze block walling, laid to decorative chippings with mature shrubs. Garden shed to remain, raised decked area laid to astroturf accessed via the conservatory is ideal for garden furniture. Side access leads to the driveway and front of the property.

The large front garden is bound by breeze block walling, laid mainly to lawn with decorative shrubs and hedging. Large driveway for 2/3 vehicles, raised border with shrubs double wrought iron gates give access to the driveway. Single wrought iron gate gives access to the path which leads to the front door of the main house and the front door of the annex.

DIRECTIONS

From Bridgend take the B4265 towards Ewenny, continue along the road through the village of St. Brides Major. Continue along the B4265 until you enter the village of Wick, go past The Star Inn pub on the left hand side and you will find the property on your right.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		99
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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