



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

£375,000



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Three double bedroom link detached dormer bungalow comprising entrance hall, L shaped lounge/ dining room, CONSERVATORY, kitchen, bedroom one with EN SUITE, two further double bedrooms, bathroom, integral SINGLE GARAGE and outhouse, good sized enclosed south facing rear garden and off road parking. Recently upgraded.

£375,000 - Freehold

- Three double bedroom link detached dormer bungalow
- Generous south facing enclosed rear garden
- Off road parking and integral single garage
- Conservatory / New kitchen
- Open plan living / dining area
- No on-going chain, EPC - D / Council tax - E



DESCRIPTION

Introducing this deceptively large three double bedroom link detached dormer bungalow situated within the sought after village of Wick in the Vale of Glamorgan. Wick benefits from Church In Wales primary school, village shop and Post Office, two public houses, church, village hall, and Wick & District Playgroup. Wick benefits from good road links to Llantwit Major where there is a train station, Comprehensive School, dental surgeries, medical practices and retail facilities but is also within commuting distance of Bridgend town, the M4 corridor and A48. The property has recently undergone some refurbishment to include a new kitchen. This property is sold with no onward chain.

ENTRANCE

Via part frosted glazed PVCu front door with side full height frosted glazed panel into the entrance hall.

ENTRANCE HALL

Coved ceiling, centre light, emulsioned walls, skirting. Stairs leading to the first floor with under stairs storage.

L-SHAPED LOUNGE/DINING ROOM (23' 0" x 12' 2") or (7.0m x 3.70m)

Running the depth of the property and benefiting from natural light via front and rear, PVCu double glazed window overlooking the front and panelled timber framed French doors with side glazed panels leading into the conservatory. Finished with two light pendants, skimmed and coved ceiling, emulsioned walls and skirting. The central focal point is the wall mounted electric fire with wooden mantle and stone hearth.

DINING AREA (8' 10" x 9' 10") or (2.70m x 3.0m)

Overlooking the rear garden via PVCu double glazed window centre light pendant, emulsioned walls and skirting. Door through to entrance hall.

CONSERVATORY (11' 8" x 9' 10") or (3.55m x 3.0m)

Antiglare polycarbonate sloping roof, three aspects of PVCu double glazing with high level opening windows and fitted vertical blinds. Sliding PVCu double glazed door leading out to the rear garden, wooden sill, emulsioned walls, power points, skirting and radiator.

KITCHEN/BREAKFAST ROOM (13' 1" x 9' 2") or (4.0m x 2.80m)

Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and finished with a central light fitting, emulsioned ceiling and walls. A range of low level and wall mounted units in shaker style white with complementary roll top work surface and ceramic tiles to all splash back areas. Inset sink with swan neck tap and drainer, integrated waist height gas cooker and four ring gas hob with overhead extractor hood, plumbing for dishwasher. Space for free-standing high level fridge/freezer and table and chairs.

Internal glazed door leads to the outhouse -

Outhouse benefits from internal pedestrian door into the single garage, separate w.c., laundry area with plumbing for washing machine and space for tumble dryer. PVCu door gives access to the rear garden.

BEDROOM 1 (DOWNSTAIRS) (11' 6" x 12' 2") or (3.50m x 3.70m)

Overlooking the front via PVCu double glazed bay window and finished with coved ceiling, centre light and wall light, emulsioned walls, skirting. Doorway through to the en suite.



EN SUITE

Tongue and groove PVCu ceiling with downlights, respatex panelled walls and non slip wet room floor. Wall mounted wash hand basin, w.c. and walk in shower housing a wall mounted electric shower with concertina glazed screen. Wall mounted heated chrome towel rail.

LANDING

Centre light and wooden balustrade. PVCu double glazed window to the front aspect.

BATHROOM

PVCu double glazed window to the rear, central light fitting, emulsioned walls, radiator, with half height ceramic tiles and tile effect vinyl flooring. Three piece suite comprising w.c. wash hand basin and bath with over bath electric shower.

BEDROOM 2 (15' 9" x 12' 2") or (4.80m x 3.70m)

Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and finished with skimmed ceiling, access to loft storage, emulsioned walls, skirting and exposed floorboards. Two fitted storage cupboards, one housing a Worcester gas fired combination boiler.

BEDROOM 3 (15' 5" x 12' 2") or (4.70m x 3.70m)

Overlooking the rear garden via PVCu double glazed window and finished with skimmed ceiling, emulsioned walls, skirting and exposed floorboards. Two built-in storage cupboards.

OUTSIDE

Enclosed rear garden laid to patio and lawn with mature shrubs and side gate which gives access to the front garden and driveway.


Enclosed front garden laid to lawn with mature shrubs, steps with handrail and separate path lead up to the front door, driveway parking two/three cars.

SINGLE GARAGE

Accessed from the front by traditional up and over door. Power and lighting.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.



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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