



Rivington St. Brides Road

Wick, Cowbridge, CF71 7QB

Offers In Excess Of £300,000

HARRIS & BIRT



Offered by informal tender, with full and final tender bids to be submitted by 28th November 2025 at 5pm. A sizeable, link-detached property located in the popular Vale village of Wick. The accommodation is in need of modernisation and briefly comprises: living room, dining room, garden room, sitting room/bedroom four, kitchen, utility, downstairs shower room, inner hallway and integrated garage. all to the ground floor. To the first floor are three good sized bedrooms, office space and a bathroom. Private and secluded rear gardens with mature trees and shrubberies. The front offers a sizeable forecourt for plenty of parking.

Within easy walking distance of the heart of Wick, which offers better facilities than most Vale villages. These include schooling of excellent reputation, parish church and village hall, post office/general store & cafe, two village pubs, rugby club and an attractively large village green where the occasional game of cricket is played. Bus stops. The good local road network brings major centres, including the capital city of Cardiff, Swansea, Bridgend, Llantrisant, Barry etc, all within easy commuting distance.

- Sale by Informal Tender With Best & Final Bids By 28th November
- Four Double Bedrooms
- Well Regarded Llantwit Major School Catchment
- Popular Vale Village
- Spacious Link-Detached Property
- No Onward Chain
- Walking Distance To All Local Amenities
- EPC Rating; D

## Offer Process

The vendors are required to obtain the best possible price so the property will remain available on the market for a period of time and all offers will be considered. Applicants are advised to make their best, full and final offer up front. All offers must be in writing. Closing date for initial offers is 5pm Friday 28th November 2025.

## Accommodation

### Ground Floor

#### Entrance 12'1 x 8'5 max (3.68m x 2.57m max)

The property is entered via obscure glazed front door into storm porch with a further glazed door with decorative stained-glass panels into entrance hall. Stairs to first floor with an understairs storage cupboard. Solid wood flooring. Radiator. Pendant ceiling light.

#### Sitting Room/Bedroom Four 11'11 x 12'3 (3.63m x 3.73m)

Large window overlooking front. Fitted carpet. Radiator.

#### Dining Room 9'1 x 9'11 (2.77m x 3.02m)

Window overlooking rear. Solid wood floor. Pendant ceiling light. Opening through to;

#### Living Room 12'1 x 23'4 (3.68m x 7.11m)

Spacious living room with feature fireplace containing coal effect gas fire set on tiled hearth with decorative surround and mantel. Large window overlooking front. Fitted carpet. Radiators. Pendant ceiling lights. Sliding patio doors into garden room.

#### Garden Room 9'5 x 8'3 (2.87m x 2.51m)

Glazed to all sides with a glazed roof. Tiled floor. Sliding patio door leads out to rear patio.

#### Kitchen 8'11 x 13'6 (2.72m x 4.11m)

Traditional kitchen with features to include: a range of wall and base units with granite effect laminate worksurfaces and tiled splashbacks. Inset 2.5 bowl sink with mixer tap. Four ring countertop hob with extractor hood over and Neff electric oven below. Space for free standing undercounter fridge and freezer. Window overlooking rear garden. Decorative tile effect vinyl flooring. Radiator. Pendant

ceiling light with further wall mounted strip light. Door to utility room.

#### Utility Room 5'4 x 5'6 (1.63m x 1.68m )

Useful utility space with plumbing for washing machine. Wall mounted gas combination boiler. Opening to inner hallway. UPVC glazed door to rear storm porch.

#### Rear Storm Porch 3' x 5'6 (0.91m x 1.68m)

UPVC part glazed door to rear garden. Window overlooking rear garden. Shelving. Pendant ceiling light.

#### Shower Room & WC 6' x 5'6 (1.83m x 1.68m)

Modern fitted shower room with features to include: corner shower cubicle with mains connected shower and rail with curtain. Low level dual flush WC. Pedestal wash hand basin with hot and cold taps. Obscure glazed window to rear. Fitted storage cabinet. Brick effect wall tiles. Wood effect laminate floor. Wall mounted vertical towel warmer. Strip ceiling light.

#### Inner Hallway 3'3 x 18'4 (0.99m x 5.59m)

Solid door offering access to front. Space for cloaks. Tiled floor. Door to garage.

#### Garage 8'3 x 18' (2.51m x 5.49m)

Single car garage with up and over door. Light and power. Water and full plumbing into a small corner basin.

### First Floor

#### Landing 24'5 x 6' (7.44m x 1.83m)

Stairs from ground floor onto first floor landing. Fitted carpet. Glazed door and window through to office. Radiator. Pendant ceiling light. Door to eaves storage space. Doors to all first floor rooms.

#### Master Bedroom 12'2 x 12'3 (3.71m x 3.73m )

Window to rear. Range of fitted wardrobes with mirrored sliding doors. Further recessed storage cupboard. Fitted carpet. Pendant ceiling light.

#### Bedroom Two 12'2 x 13'2 (3.71m x 4.01m)

Window overlooking rear. Two recessed storage cupboards. Fitted carpet. Loft access hatch. Pendant ceiling light.

#### Bedroom Three 12'3 x 15'11 (3.73m x 4.85m)

Window overlooking rear. Fitted wardrobes set into eaves. Loft access hatch. Further recessed storage cupboard. Unit containing inset sink with hot and cold taps and storage below. Fitted carpet. Radiator. Ceiling light.

#### Office 6' x 4' (1.83m x 1.22m)

Large window overlooking front. Fitted carpet. Access to eaves storage. Strip light.

#### Bathroom 8'5 x 5'10 (2.57m x 1.78m)

Fitted suite in white comprising walk-in wet room style shower, with wall mounted Miele electric shower and non-slip flooring. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Obscure glazed window to rear. Pendant ceiling light. Radiator. Tiled walls. Extractor fan.

### Outside

The front of the property enjoys the benefit of off road driveway parking for several vehicles. The front garden is mainly laid to Cotswold chippings for ease of maintenance with wall and hedged boundaries. Pedestrian side gate offers access to the rear garden. To the rear there is an enclosed garden mainly laid to lawn with a spacious area of patio offering access from the garden room and rear storm porch. The garden is planted with a variety of shrubs and trees with wall, hedge and fenced boundaries.

### Services

All mains services are connected to the property. Gas central heating via boiler housed in the utility room. Mostly UPVC double glazing.

### Directions

Coming from Llantwit Major, travel west on the B4265 and keep going until you see signs for the village of Wick. Rivington is on your left hand side opposite The Star pub, with a Harris & Birt board outside. From Cowbridge, travel along Llantwit Major road, passing the business park and turn right. Go past Llandow racing circuit and take the next left at the end of the road turn right then at the junction turn right onto the B4265 and follow instructions as above.

### Informal Tender

Sale by Informal Tender With Best & Final Bids emailed to cowbridge@harrisbirt.co.uk By 28th November











GROSS INTERNAL AREA  
 FLOOR 1: 989 sq ft, FLOOR 2: 627 sq ft  
 EXCLUDED AREA: GARAGE: 148 sq ft  
 TOTAL: 1616 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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