



25 Beaconsfield

Wick, Cowbridge, CF71 7QX

Offers In Excess Of £600,000

HARRIS & BIRT

 5  3  4

An executive style detached property situated within the popular David Wilson development in the heart of the village of Wick. Finished to a high standard and offering versatile family living, the accommodation briefly comprises; entrance hall, WC, sitting room, living room, kitchen/dining room, utility and study to the ground floor. There is a spacious master bedroom with en suite, bedroom two also has an en suite, a further three bedrooms and a family bathroom to the first floor. Outside enjoys the benefit of a detached double garage, plenty of driveway parking and a landscaped garden to the rear. Further benefits include double glazing and gas central heating.

Beaconsfield is situated in the pretty village of Wick with village facilities including village Cafe & deli (The Nook), village pubs, a village hall, a village junior school, rugby club, and village green where they still play cricket etc. The heritage coastline is just a short distance to the south. Easy access to the main road network brings major centres within easy commuting distance. There is also a bus that goes through the village and connects Wick to the local villages surrounding and Bridgend etc.



Accommodation

Ground Floor

Entrance Hall 10'0" x 14'6" (3.05m x 4.42m)

The property is entered via solid front door into central hall. Window to front. Stairs to first floor. Recessed cloaks cupboard. Wood-effect laminate floor. Radiator. Ceiling spotlights. Doors to all ground-floor rooms.

Sitting Room 12'11" x 11'7" (3.94m x 3.53m)

Large window overlooking the front. Fitted carpet. Radiator. Pendant ceiling light. Door through to kitchen/dining room.

Kitchen/Dining Room

Modern fitted kitchen with features to include: a range of wall and base units with granite-effect work surfaces and matching upstands. Inset 1.5 bowl sink with draining grooves and swan-neck mixer tap. Countertop six-ring gas hob with stainless steel splashback and electric extractor hood over. Eye-line oven and grill. Under-counter dishwasher behind matching decor door. Integrated fridge freezer behind matching decor door. Central island with wood block work surface and cabinets underneath. Recessed storage cupboard. French doors opening onto rear patio with windows to sides. Space for dining table and chairs with decorative drop pendant lights over. Exposed brick feature walls. Radiator. Ceiling spotlights. Continuation of wood-effect flooring from hall. Part-glazed door into hall. Door to utility room.

Utility Room 7'9" x 5'9" (2.36m x 1.75m)

Range of wall and base units to match kitchen with matching worktops and upstands. Inset single bowl sink with draining grooves and mixer tap. Plumbing for undercounter washing machine. Space for undercounter tumble dryer. Cupboard housing Ideal Logic gas boiler. Part-glazed door to side with cat flap. Continuation of floor from kitchen. Radiator. Pendant ceiling light. Extractor fan.

Living Room 11'9" x 18'2" (3.58m x 5.54m)

French doors opening onto rear patio with windows to either side. Fitted carpet. Radiator. Pendant ceiling lights.

Study 11'9" x 8'1" (3.58m x 2.46m)

Large window overlooking the front. Built-in work surface. Fitted carpet. Radiator. Pendant ceiling light.

WC 4'1" x 6'4" (1.24m x 1.93m)

Low-level WC and pedestal wash hand basin with mixer tap and tiled splashback. Obscure glazed window to front. Continuation of wood-effect flooring from hall. Radiator. Pendant ceiling light.

First Floor

Landing 14'0" x 10'11" (4.27m x 3.33m)

Half-turn stairs from ground floor onto first floor landing. Airing cupboard housing hot water tank. Loft access hatch. Fitted carpet. Ceiling spotlights. Doors to all first floor rooms.

Master Bedroom 15'2" x 13'6" (4.62m x 4.11m)

Dual aspect windows to front and side. Run of fitted wardrobes. Fitted carpet. Radiator. Ceiling spotlights. Door to ensuite.

En-Suite 6'11" x 8'6" (2.11m x 2.59m)

Modern four-piece suite with features to include. Panelled bath with tiled surround and mixer tap. Walk-in, fully tiled shower cubicle with wall-mounted, mains-connected shower and sliding door. Low-level dual-flush WC and pedestal wash hand basin with mixer tap. Obscure glazed window to side with deep tile sill. Wood-effect laminate floor. Wall-mounted towel warmer. Pendant ceiling light. Extractor fan.

Bedroom Two 11'4" x 13'7" (3.45m x 4.14m)

Two windows overlooking the rear. Fitted carpet. radiator. Pendant ceiling light. Door to ensuite.

En-Suite 5'0" x 7'8" (1.52m x 2.34m)

Modern three-piece suite with features to include. Walk-in, fully tiled shower cubicle with wall-mounted, mains-connected shower and sliding door. Low-level dual-flush WC and pedestal wash hand basin with mixer tap. Obscure glazed window to rear with deep tile sill. Wood-effect laminate floor. Wall-mounted towel warmer. Pendant ceiling light. Extractor fan.

Bedroom Three 11'4" x 12'1" (3.45m x 3.68m)

Window overlooking the front. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 9'7" x 11'8" (2.92m x 3.56m)

Window overlooking the rear garden. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Five 9'7" x 8'8" (2.92m x 2.64m)

Window overlooking the front. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 7'7" x 7'8" (2.31m x 2.34m)

Modern four-piece suite with features to include: panelled bath with tiled surround and mixer tap, walk-in, fully tiled shower cubicle with wall-mounted, mains-connected shower and sliding door, low-level dual-flush WC and pedestal wash hand basin with mixer tap. Obscure glazed window to side with deep tiled sill. Wood-effect laminate floor. Wall-mounted towel warmer. Pendant ceiling light. Extractor fan.

Outside

Double drive at the front offers off road parking in front of a detached double garage. Paved path leading to the front door with plum chippings and a hedge boundary at the front. Pedestrian gate to side offers access to the rear garden. The garden to the rear is laid to a mix of paved patio, accessed from the living room and kitchen/diner, onto a flat parcel of lawn with raised planted borders and fence and wall boundaries to side and rear.

Detached Double Garage

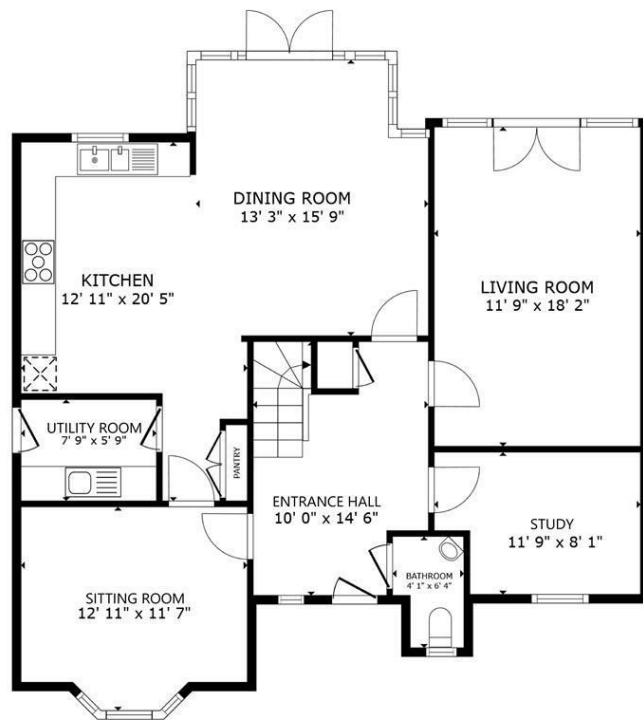
Two up-and-over doors. Part-glazed door to the side. Light and power.

Services

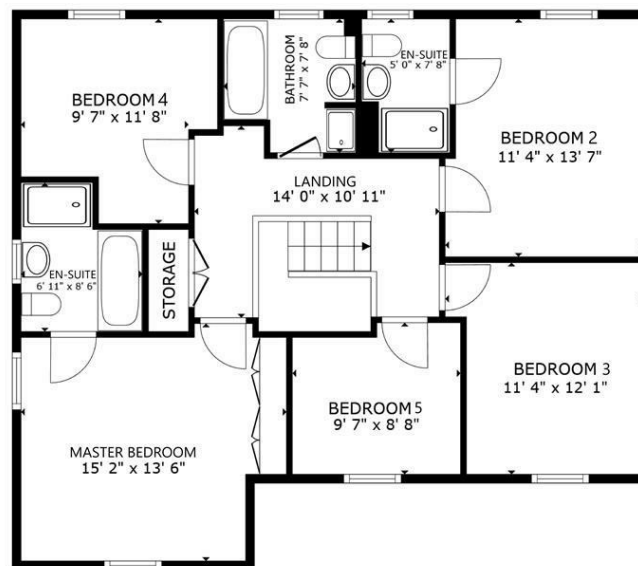
All main services are connected to the property. Gas central heating via boiler housed to cupboard in utility. uPVC double glazing throughout.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,054 sq.ft. FLOOR 2 985 sq.ft.
TOTAL : 2,040 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

