



Windmill Close, Wick, CF71 7QU
£575,000

An excellent opportunity to purchase this four bedroom, two en suite, three reception exclusive detached property situated on a popular street within the quaint village of Wick. The property sits on the most fantastic plot wrapping right around the property and offers stunning views from first and second floor across the Bristol Channel towards Exmoor and Devon. The accommodation briefly comprises; entrance lobby, living room, study, drawing room, kitchen/breakfast room, WC and utility to the ground floor with master suite including bedroom and formal dressing room, bathroom, suite bedroom two and en suite and bedroom four to first floor. Stairs lead up to the second floor which offers suite bedroom three and en suite bathroom three.

The gardens have been perfectly maintained and the property is accessed via a gated entrance into driveway offering access to side to garage. The front is laid to manicured lawn with hedged boundaries, Gated access from side to large rear garden, offering a beautiful range of adolescent trees, variety of raised beds with topiary hedges. There is access to a sheltered patio, as well as a parcel of peaceful Japanese style flora and fauna. Private and secluded to all boundaries with open countryside behind. Uninterrupted views to rear.

Within easy walking distance to 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, two village pubs, rugby club and an attractively large village green where the occasional game of cricket is played. The good local road network brings major centres including the capital city of Cardiff, Swansea, Bridgend, Llantrisant, Barry etc, all within easy commuting distance.

- Exclusive four bedroom detached
- Three large reception rooms
- Far ranging sea views
- Excellent school catchment
- Three bathrooms
- Stunning gardens throughout
- Impressive village facilities
- Gated entrance, garage and off road parking

Accommodation

Ground Floor

Entrance Lobby 20'8" x 8'2" (6.30m x 2.49m)

Accessed via oversized wooden front door with inset double glazed opaque vision panels. Adjacent floor to ceiling double glazed wooden opaque window. Matching double glazed opaque window to front. Quarter turn carpeted staircase leading to first floor landing. Open vestibule offering plenty of space. Papered walls. Coved ceiling. Fitted carpet. Radiator. Doors to all ground floor rooms.

Cloakroom/WC

Two piece suite comprising low level WC and wall mounted wash hand basin. Wooden double glazed opaque window to front. Tiled splashback. Fitted carpet. Radiator.

Living Room 20'10" x 14'3" (6.35m x 4.34m)

Open chimney breast inset for open fire with built in coal effect electric fireplace on a marble hearth with wooden surround. Aluminium floor to ceiling double glazed sliding patio doors opening out to rear terrace and overlooking a wonderfully manicured garden. Wooden double glazed picture window to front. Papered walls and fitted dado rail. Coved ceiling. Fitted carpet. Radiator.

Study 9'8" x 12'11" (2.95m x 3.94m)

An adaptable room currently in use as study but could be perfect sitting room/snug. Hardwood double glazed window overlooking rear garden. Papered walls. Coved ceiling. Fitted carpet. Radiator.

Drawing Room 17'3" x 16'4" (5.26m x 4.98m)

A wonderful entertaining space currently in use as formal dining room. Natural light via three hardwood double glazed windows to front and side. Papered walls. Coved ceiling. Fitted carpet. Two radiators.

Kitchen/Breakfast Room 11'10" x 13'1" (3.61m x 3.99m)

Fitted farmhouse style country kitchen in a cream shaker with matching handles. Tiled work surface with inset composite 1.5 bowl sink and drainer with chrome mixer tap. Features include integrated Bosch dishwasher with decor panel. Wall mounted glass display case. New chrome Stoves Sterling handmade free standing cooker to remain. Gas seven ring hob with range of underset ovens, grills and warming trays. Overhead chimney extractor. Hardwood double glazed window to side overlooking driveway. Tiled walls and flooring. Coved ceiling. Fitted radiator. Space for dining table and chairs. Wooden glazed door leads through into;

Utility Room 11'4" x 7'9" (3.45m x 2.36m)

Range of white gloss wall and base units with sleek chrome handles and dark mottle effect work surface. Inset 1.5 composite sink and drainer with chrome swan neck tap. Space for range of utilities

including washing machine, tumble dryer and underset fridge/freezer. Hardwood double glazed window to side. Wooden half glazed side door opening out onto front driveway. Ideal Classic gas fired boiler housed to wall.

First Floor

Landing

Accessed quarter turn staircase from entrance lobby. Open landing offering plenty of light via hardwood double glazed window to front elevation. Stairs lead up to suite bedroom three. Papered walls. Fitted carpet. Radiator. Built in inset airing cupboard.

Suite Bedroom One 10'11" x 10'9" (3.33m x 3.28m)

Hardwood double glazed window overlooking front garden. Papered walls. Coved ceiling with intricate ceiling rose. Fitted carpet. Radiator. Archway through to;

Suite Dressing Room One 9'9" x 14' including wardrobe (2.97m x 4.27m including wardrobe)

Previously an additional bedroom, this was converted into a dressing room by the current vendors. Range of fitted wardrobes to include four to door of floor to ceiling wardrobes. Range of drawers and dressing table. Further storage. Hardwood double glazed window offering excellent views across rear garden and open countryside beyond. Papered walls. Coved ceiling. Fitted carpet. Radiator. Option of bedroom five.

Bathroom One 9'8" x 7'4" (2.95m x 2.24m)

Four piece suite in white comprising oversized freestanding Jacuzzi bath with intricate chrome mixer mid tap with separate shower head fitment. Pedestal wash hand basin. Low level WC. Fitted bidet. Half tiled walls. Range of fitted mirrors with inset LED spotlighting. Fitted carpet. Radiator. Cream towel rail.

Suite Bedroom Two 13'2" x 11'10" (4.01m x 3.61m)

Hardwood double glazed window overlooking rear garden. Papered walls. Fitted carpet. Radiator. Range of built in bedroom furniture. Door leading to;

Suite Bathroom Two

Three piece suite in sand comprising corner inset quadrant shower cubicle with electric shower and shower head attachment. Inset wash hand basin with vanity unit. Low level WC. Fully tiled walls. Fitted carpet. Radiator. Hardwood double glazed opaque window to rear.

Bedroom Four 16'3" x 13'4" max (4.95m x 4.06m max)

Hardwood double glazed window to front dormer. Skimmed walls. Fitted carpet. Radiator.

Second Floor

Landing

Accessed via straight open tread staircase from first floor landing.

Suite Bedroom Three 11'7" x 9' (3.53m x 2.74m)

Built into eaves. Hardwood double glazed velux window offering spectacular views across open countryside and across the Bristol channel. Skimmed walls. Fitted carpet. Radiator. Door through to;

Suite Bathroom Three 10'5" x 8'11" (3.18m x 2.72m)

Four piece suite comprising walk in quadrant shower cubicle with integrated Mira shower and shower head attachment. Wood panelled bath with chrome mixer tap. Pedestal wash hand basin with chrome mixer tap. Low level WC. Tiled walls. Fitted carpet. Radiator. Velux double glazed window.

Outside

Detached Garage 19'7" x 17'2" (5.97m x 5.23m)

Two electric Hendison Sprint up and over garage doors. Block built garage with pedestrian access via door to rear. Two wooden glazed windows offering natural light. Storage to eaves. Concrete laid based with power an light. Outside water supply.

Gardens

A true gardeners paradise, this opulent garden with manicured lawns, raised borders of mature flowers and a variety of both deciduous and evergreen adolescent trees. Access via either the side entrance or the sliding doors to rear, this sizeable garden offers driveway parking leading up to garage to front, set back from the road via a lawn parcel with inset beds, a parcel of crushed slate and pathway leading up to front door. The rear garden is private and secluded to all boundaries with only open fields behind, a patio terrace is laid from opening sliding doors of living room, with a separate hidden patio terrace, mainly laid to lawn with range of inset and raised borders throughout, as you traverse through the garden there is an interesting Japanese style horticultural display and hidden secret garden for storage that includes garden shed. In immaculate condition throughout.

Services

The property is serviced by mains gas, water, electric and drainage. Gas fired central heating boiler sits wall mounted to utility.

Directions

Coming from Llanwit Major, travel out west on the B4265 and keep going until you see signs for the village of Wick. At this point slow down, take your next left into Windmill Close and Rhosmoryn is on the far left hand side tucked away with a Brinsons & Birt board outside.

From Cowbridge, travel down Llantwit Major road past Llandow racing circuit until you reach a right hand turning, take this right and travel through until you reach B4265 and follow instructions as above.

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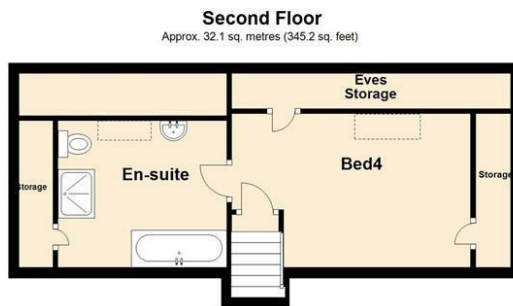
BRINSONS & BIRT











Total area: approx. 232.0 sq. metres (2496.8 sq. feet)

These Floorplans & not to scale & are for guidance only, accuracy is not guaranteed. Plan produced by E.W. Consultancy & is produced using Mobile Agent Floorplan soft ware.
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BRINSONS & BIRT

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