



# Lyndhurst House Llantwit Road

Wick, Cowbridge, CF71 7QD

Price £475,000

HARRIS & BIRT



A spacious and well modernised, semi-detached, property located in the popular Vale village of Wick. The accommodation has been stylishly renovated in recent years and briefly comprises: modern kitchen opening through to an open plan dining and family room, conservatory, separate study/snug, utility room, downstairs WC, inner hallway and rear hall/cloakroom all to the ground floor. To the first floor are four good sized bedrooms and two bathrooms. Pretty and secluded rear gardens with a detached timber summerhouse and garage. Set behind gated entrance to front to sizeable forecourt with plenty of parking.

Wick is an attractive village in the south west of the Vale of Glamorgan close to the heritage coastline. It offers a wider range of facilities than most villages in the Vale including a Church of Wales Primary School, post office/shop, café, two pubs, village hall, village green and local rugby and cricket clubs. A wider range of facilities is available within an easy driving distance to the market town of Cowbridge, the coastal town of Llantwit Major and Bridgend. There is a railway station at Llantwit Major which connects to both Cardiff and Bridgend and other major centres.



## Accommodation

### Ground Floor

#### Entrance

The property is entered via part decorative glazed front door into kitchen.

#### Kitchen

Modern fitted kitchen with features to include; range of base units with wood effect work surfaces and tiled upstands. Inset 1.5 bowl sink with mixer tap and draining grooves. Large unit containing double Bosch ovens and storage. Recess space for American style fridge/freezer. Counter top induction hob with Cooke & Lewis ceiling drop extractor fan on island with peninsular breakfast bar and seating. Undercounter integrated dishwasher. Large window overlooking front. Ceiling spotlights. Decorative ceiling pendant lights over breakfast bar. Opening through to dining area. Large window overlooking rear garden. Radiator. Wood effect high gloss laminate flooring. Opening through to family room. Pocket door from dining area opening into inner hall.

#### Inner Hall 12'4 x 10'2 (3.76m x 3.10m)

Open staircase to first floor. Continuation of flooring from dining room. Radiator. Ceiling spotlights.

#### Family Room 13'5 x 13'1 (4.09m x 3.99m)

Large window overlooking rear garden. Wood effect high gloss laminate flooring. Radiator. Double doors opening into conservatory. Door to study.

#### Study 7'9 x 13'1 (2.36m x 3.99m)

Windows overlooking front and side. Continuation of flooring from family room. Radiator. Ceiling spotlights.

#### Conservatory 12'4 x 12'3 (3.76m x 3.73m)

Dwarf wall with glazing on top to all sides. Double doors out onto rear garden. Polycarbonate roof. Tiled flooring. Radiator. Central ceiling pendant light.

#### WC 7'7 x 3'7 (2.31m x 1.09m)

Low level dual flush WC. Wooden vanity unit with countertop sink with mixer tap and storage below. Part brick effect tiled walls. Non-slip flooring. Ceiling spotlights. Wall mounted towel warmer. Wall mirror with opening to recess containing Worcester gas combination boiler.

#### Utility Room 8'9 x 6'1 (2.67m x 1.85m)

Range of units base units with wood effect work surfaces over. Inset single bowl sink with mixer tap and draining grooves. Plumbing for undercounter washing machine. Continuation of flooring from hall. Window overlooking front. Radiator. Ceiling spotlights.

#### Rear Hall/Cloakroom 8'2 x 4'4 (2.49m x 1.32m)

Windows overlooking rear gardens. Continuation of flooring from hall. Pendant ceiling light. Part decorative part glazed door to rear garden.

### First Floor

#### Landing 12'0 x 28'8 (3.66m x 8.74m)

Half turn staircase from ground floor with fitted carpet and glass balustrade onto first floor landing. Large window overlooking rear garden. Loft access hatch. Ceiling spotlights. Radiator. Doors to all first floor rooms.

#### Bedroom One 10'6 x 13'3 (3.20m x 4.04m)

Large window overlooking the front. Wood effect laminate flooring. Radiator. Pendant ceiling light.

#### Bedroom Two 10'6 x 12'11 (3.20m x 3.94m)

Windows overlooking front and side. Wood effect laminate flooring. Radiator. Ceiling spotlights. Door through to Jack & Jill shower room connecting to bedroom three.

#### Jack & Jill Shower Room 2'8 x 8'8 (0.81m x 2.64m)

Modern suite in white comprising full tiled shower cubicle with Triton electric shower and glazed door. Low level WC. Wall mounted wash hand basin with tiled splashback. Wall mounted towel warmer. Wood effect vinyl flooring. Ceiling spotlight. Extractor fan.

#### Bedroom Three 8'11 x 8'8 (2.72m x 2.64m)

Windows to rear and side. Wood effect laminate flooring. Radiator. Ceiling spotlights.

#### Bedroom Four 7'3 x 13'9 (2.21m x 4.19m)

Large window overlooking rear garden. Wood effect laminate flooring. Radiator. Ceiling spotlights.

#### Bathroom 9'2 x 10'2 (2.79m x 3.10m)

Modern fitted bathroom with features to include; large fully tiled shower cubicle with sliding door, wall mounted mains

connected shower, large rainfall shower head and further shower head attachment. Free standing bath with central mixer tap. Low level hidden cistern WC. Vanity unit containing sink with central mixer tap and storage underneath. Opaque glazed window to front with deep sill. Part tiled walls. Wood effect laminate flooring with tiled skirting. Recess with shelving and decorative downlighting. Wall mounted towel warmer. Ceiling spotlights. Extractor fan.

### Outside

The property is entered from the front via five bar gate onto brick paved drive. The front has been laid to Cotswold chippings with fence and walled boundaries. Pretty planted borders. Gate and fence offering access to the front door. Cotswold chippings wrap around to a rear parcel of decking. The rear garden is mainly laid to lawn with mature planted borders. Area of shingle leading to outside detached summerhouse. Bricked paved driveway offering access to detached garage.

### Summerhouse

Timber summerhouse with fully fitted bar. Power and light. Decked flooring. Air ventilation.

### Detached Garage

Roller shutter door. Window to rear. Pedestrian door to side. Light and power. Stairs up to first floor offering space/storage.

### Services

All mains services connected to the property. Gas central heating via combination boiler. UPVC glazing throughout. The property has been comprehensively refurbished and modernised in recent years.

### Directions

Coming from Llantwit Major, travel out west on the B4265 and keep going until you see signs for the village of Wick. At this point slow down and Lyndhurst House is on your left hand side with a Harris & Birt board outside.

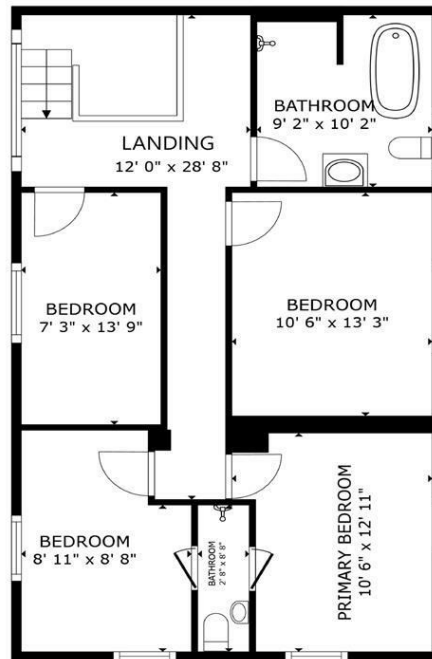
From Cowbridge, travel down Llantwit Major road past Llandow racing circuit until you reach a right hand turning, take this right and travel through until you reach B4265 and follow instructions as above.







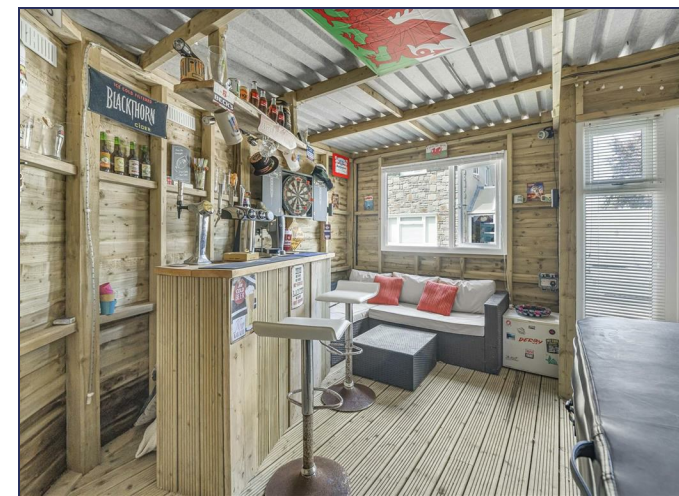
FLOOR 1



FLOOR 2

**HARRIS & BIRT**  
 CHARTERED SURVEYORS &  
 ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR 1 890 sq.ft. FLOOR 2 806 sq.ft.  
 TOTAL : 1,696 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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

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

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