



# 1 Blaendewi

Wick, Cowbridge, CF71 7QG

Price Guide £375,000

HARRIS & BIRT



A well modernised and spacious, semi-detached, property located in the popular Vale village of Wick. The accommodation has been renovated and briefly comprises: entrance porch, hallway, living room, modern kitchen/dining/sitting room, utility room, downstairs shower room all to the ground floor. To the first floor are three good sized bedrooms and a family bathrooms. Secluded rear gardens with a detached garage. Sizeable front and rear gardens.

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 Porch 4'8 x 9'2 (1.42m x 2.79m)

The property is entered via UPVC double glazed door with obscure glazed glass through into entrance porch. Plenty of natural light via UPVC double glazed windows to dual aspect. Pendant ceiling light. Tiled flooring. UPVC obscure double glazed window into hallway.

#### Hallway 14'2 x 6'1 (4.32m x 1.85m)

Stairs leading up to first floor landing. Tiled flooring. Skimmed walls. Skimmed ceiling. Ceiling spotlighting. Radiator. Communicating doors to all ground floor rooms.

#### Living Room 24'6 x 12'7 (7.47m x 3.84m)

Large UPVC double glazed windows to front. Double glazed French doors to the rear. Newly laid flagstone flooring. Skimmed walls. Skimmed ceiling. Pendant ceiling lighting. Acoustic insulation. Radiator. Multi-fuel fireplace.

#### Kitchen/Dining/Sitting Room

Newly fitted modern kitchen with features to include: a range of wall and base units set under and over quartz work surfaces and upstands. 1.5 sink bowl with drainer. Neff undercounter oven and grill. Neff four ring electric induction hob. Integrated dishwasher behind matching decor panel. Integrated fridge behind matching decor panel. Integrated freezer behind matching decor panel. Continuation of tiled flooring from hallway. Space for dining table and chairs. Three door run of UPVC double glazed bi-folding doors to side. Lean to ceiling with three Velux windows.

#### Utility 5'9 x 9'2 (1.75m x 2.79m)

A range of wall and base units set under and over quartz work surfaces. Space for washing machine and tumble dryer. Stainless steel sink with hot and cold mixer tap. New Baxi boiler installed Nov 2025 housed to wall mounted cupboard. Skimmed walls. Skimmed ceiling. Inset ceiling spotlighting. Continuation of tiled flooring from kitchen/dining room. Double glazed door to side.

#### Shower Room 5'9 x 6'4 (1.75m x 1.93m)

Three piece suite in white comprising Shower cubicle with tiled splashbacks. Low level WC. Pedestal wash hand basin with hot and cold mixer tap. Skimmed walls. Skimmed ceiling. Lean to style with Velux window. Continuation of tiled flooring.

### First Floor

#### Landing 9'3 x 3'1 (2.82m x 0.94m)

#### Master Bedroom 12'6 x 12'7 (3.81m x 3.84m)

UPVC double glazed window to rear. Laminate flooring. Skimmed walls. Skimmed ceiling. Pendant ceiling lighting. Radiator.

#### Bedroom Two 11'2 x 12'7 (3.40m x 3.84m)

UPVC double glazed window to front. Carpet flooring. Skimmed walls. Skimmed ceiling. Pendant ceiling lighting. Radiator.

#### Bedroom Three 7'10 x 9'5 (2.39m x 2.87m)

UPVC double glazed window to front. Carpet flooring. Skimmed walls. Skimmed ceiling. Pendant ceiling lighting. Radiator.

#### Bathroom 5'8 x 6'8 (1.73m x 2.03m)

Three piece suite in white comprising panelled bath with chrome shower head and tiled splashbacks. Low level hidden cistern WC. Vanity unit containing wash hand basin with storage below. Tiled flooring. Part tiled walls. Further skimmed walls. Skimmed ceiling. Inset ceiling spotlighting. Extractor fan. UPVC double glazed obscure window to rear.

### Outside

The front of the property is accessed via a secure, low-maintenance front garden, mostly laid to lawn. Side access to rear. The wrap around garden is partly boarded with mature hedges and shrubbery. Feather edge fencing and high level hedging offers privacy to the rear. The rear is mainly laid to lawn, recently re-turfed. Detached garage to the rear. Variety of seating areas, great for outside entertaining. On street parking to front.

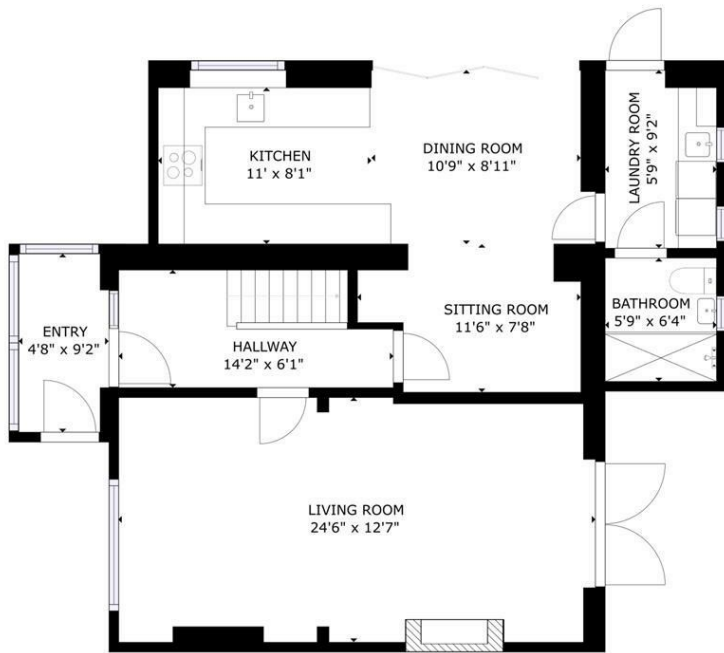
### Garage

Power and light. Ethernet connection. Plumbed with hot and cold water with Belfast Sink.

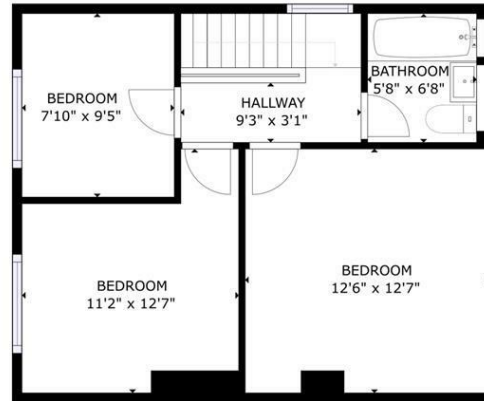
### Services







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 848 sq ft, FLOOR 2: 468 sq ft  
TOTAL: 1316 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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (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 | 76        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |