



49 St. James Road

Wick, Cowbridge, CF71 7QW

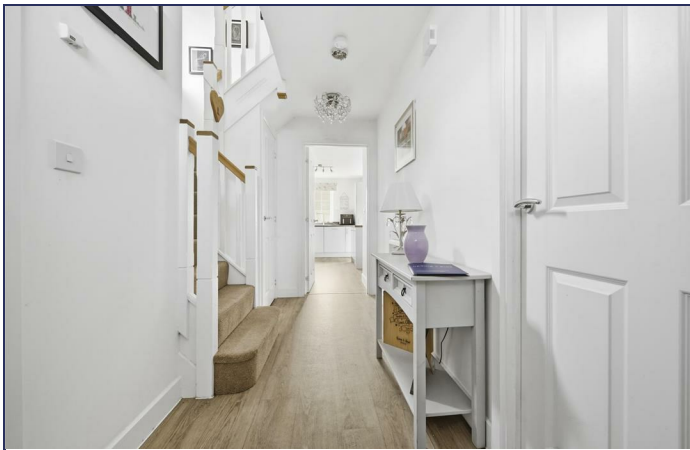
Offers Over £415,000

HARRIS & BIRT



An excellent opportunity to purchase a spacious detached property built by David Wilson Homes in 2018. This four bed house is found in immaculate condition and tucked away off the road offering wonderful countryside views, on the attractive St James Road cul-de-sac. The accommodation briefly comprises entrance hall, living room, kitchen/dining room, utility and cloakroom/WC to the ground floor. Upstairs there are four bedrooms, including master en suite, and a family bathroom. There is a garage and driveway parking for several vehicles. To the rear is an enclosed south facing garden.

The location is a delight, situated in the pretty village of Wick with village facilities including village Cafe & deli, two village pubs, village hall, 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.



Accommodation

Ground Floor

Hall 4'10 x 14'1 (1.47m x 4.29m)

The property is entered via a solid front door into the central hallway. Wood effect vinyl flooring. Recessed understairs storage cupboard. Radiator. Pendant ceiling light. Communicating doors to all ground floor rooms.

WC 3'3 x 4'8 (0.99m x 1.42m)

Modern two-piece suite with features to include low level dual flush WC and corner pedestal wash hand basin with mixer tap and tiled splashbacks. Recessed cloaks cupboard. Obscure glazed window to the side. Continuation of flooring from the hall. Radiator. Pendant ceiling light.

Living Room 11'2 x 18'8 (3.40m x 5.69m)

Large bay windows offering wonderful open countryside views beyond. Central feature fireplace containing inset log effect electric fire with decorative mantel and log store beneath, set in front of decorative wall panelling. Fitted carpet. Radiators. Pendant ceiling light.

Kitchen/Diner 19'8 x 15'11 (5.99m x 4.85m)

Modern fitted kitchen with features to include: a range of wall and base units with wood effect worktops and tiled splashbacks. Matching upstands. Inset sink with curved mixer tap and draining grooves. Countertop six-ring gas hob with glass splashback and electric extractor hood over. Eycline electric oven and grill facility. Undercounter dishwasher behind a matching decor panel. Integrated fridge/freezer behind matching decor panel. Window overlooking the rear garden. Central island with matching cabinets and work surfaces. Overhang for breakfast bar-style seating. French doors open out onto the rear garden. Space for a table and chairs. Continuation of flooring from the hall. Radiators. OPendant ceiling light. Door to utility room.

Utility Room 4'11 x 5'3 (1.50m x 1.60m)

Countertop to match the kitchen with space for a n undercounter washing machine and tumble dryer. Wall

cabinet housing Ideal Logic gas boiler. Part obscure glazed door offering access to the driveway. Continuation of the flooring from the kitchen. Radiator. Pendant ceiling light. Extractor fan.

First Floor

Landing 3'11 x 13'1 (1.19m x 3.99m)

Curved staircase from the ground floor to first floor landing. Obscure glazed window to the side. Recessed storage cupboard housing a hot water tank. Loft access hatch. Fitted carpet. Pendant ceiling lights. Radiator. Communicating doors to first floor rooms.

Master Bedroom 10'10 x 12'3 (3.30m x 3.73m)

Dual aspect windows to the side and front, offering fantastic countryside and sea views beyond. Double fitted wardrobes. Fitted carpet. Radiator. Pendant ceiling light. Door to en suite.

En Suite 7'6 x 5'7 (2.29m x 1.70m)

Modern en suite with features to include: fully tiled shower cubicle with wall mounted mains connected hshower and sliding glazed door. Low-level dual flush WC. Pedestal wash hand basin with mixer tap and tiled splashbacks. Obscure glazed window to the side. Wood effect vinyl flooring. Wall-mounted towel warmer. Pendant ceiling light. Extractor fan and shaving point.

Bedroom Two 10'10 x 11'3 (3.30m x 3.43m)

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

Bedroom Three 8'11 x 7'7 (2.72m x 2.31m)

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

Bedroom Four 10'11 x 8'7 (3.33m x 2.62m)

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

Bathroom 5'6 x 7'5 (1.68m x 2.26m)

Modern fitted three-piece suite in white comprising: panelled bath with mixer tap and tiled splashbacks.

Low-level dual flush WC. pedestal wash hand basin with mixer tap and tiled splashback. Obscure glazed window to the side. Wood effect vinyl flooring. Wall-mounted towel warmer. Pendant ceiling light. Extractor fan.

Outside

To the rear is a south facing enclosed rear garden with spacious patio area with access from the kitchen. A further elevated area of patio offers a lovely space for al fresco entertaining. Flat area of lawn with planted borders and wall and fence boundaries. Gate offering side access onto driveway. Tarmac driveway offering off road parking for several vehicles, leading to single car garage with up and over door, light and power. Steps up to the front of property with decorative plum chippings and planted borders.

Services

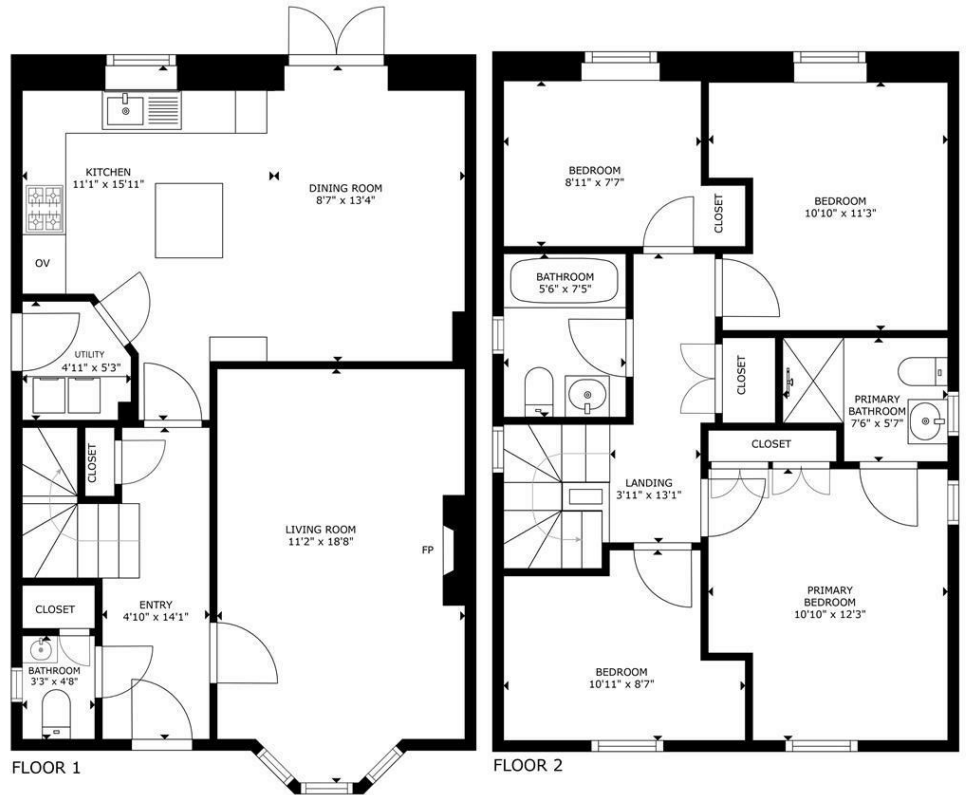
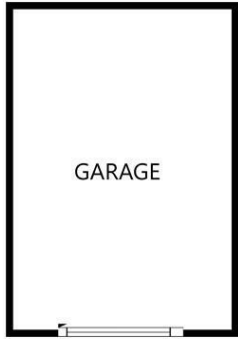
Mains water, electricity and drainage serve the property. Gas central heating via boiler housed in Utility room. UPVC double glazing throughout.

Directions

From our office in Cowbridge, continue along the High Street in the direction of Bridgend. Just before the flyover turn left onto Llantwit Major Rd/B4270, stay on this road until you reach the T junction and turn left (still Llantwit Major Rd/B4270). Continue to the roundabout and turn right onto the B4265, stay on this road for approximately 3 miles until you enter Wick. Drive through the village and after The Star Inn on your right hand side, turn the next left. At the T junction turn left onto St James Road, bear left passing the little play park on your lefthand side then turn right just before the left turn for Beaconsfield onto the the private drive bearing round to the left, the property is the third house on your left hand side.







GROSS INTERNAL AREA
 FLOOR 1: 617 sq. ft. FLOOR 2: 614 sq. ft.
 TOTAL: 1,231 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		94
(92 plus) A		
(81-91) B		83
(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	

