

Derwent Windmill Close

Wick, Nr Cowbridge, CF71 7QU

Price £695,000

HARRIS & BIRT

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A spacious detached property located in a quiet cul-de-sac in the popular Vale village of Wick. The accommodation is in need of some modernisation and briefly comprises: entrance porch, hall, living room, dining room, kitchen, utility room, WC & shower room and study to the ground floor. Upstairs offers master bedroom with en suite, a further four double bedrooms and a family bathroom. Outside enjoys the benefit of a double length attached garage, a detached double garage with a pitched roof offering a second floor. Sizeable gardens are to the front and rear with plenty of driveway parking.

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 & cafe, 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.

- Spacious Detached Property
- Three Reception Rooms
- Detached Double Garage With Second Floor
- Popular Vale Village
- Well Regarded Llantwit Major School Catchment
- Five Double Bedrooms
- Impressive Rear Garden
- Quiet Cul-De-Sac Location
- Walking Distance To All Local Amenities
- EPC Rating - E

Accommodation

Ground Floor

Entrance Porch 8'5 x 3'4 (2.57m x 1.02m)
The property is entered via part glazed door into porch. Tiled flooring. Pendant ceiling light. Space for coats and shoes. Further glazed door into hall.

Hallway 11'2 x 10'9 (3.40m x 3.28m)
Wood block parquet flooring. Stairs to first floor with understairs storage cupboard. Radiator. Pendant ceiling light. Doors to all downstairs rooms.

Living Room 13'2 x 12'4 (4.01m x 3.76m)
Two large picture windows overlooking the rear garden and front garden. Central feature fireplace containing open cast iron fire with stone clad surround, set on stone hearth with wooden mantel over. Fitted carpet. Radiator. Wall lights. Pendant ceiling light.

Dining Room 11'2 x 10'5 (3.40m x 3.18m)
Picture window overlooking the rear garden. fitted carpet. Radiator. Pendant ceiling light.

Office 10'1 x 7'6 (3.07m x 2.29m)
Window overlooking front garden. Wood effect laminate flooring. Radiator. Pendant ceiling light.

Kitchen/Diner 10'1 x 13'6 (3.07m x 4.11m)
Fitted kitchen in light wood with features to include a range of wall and base units with laminate worktops. Tiled splashbacks. Inset 1.5 bowl sink with curved mixer tap and draining grooves. Countertop electric four ring hob. Overhead extractor fan. Electric conventional oven under. Undercounter fridge behind matching decor panel. Picture window overlooking rear garden. Space for table and chairs with fitted bench seating. Tiled flooring. Radiator. Pendant and strip ceiling lighting. Part glazed door to utility room.

Utility 5'10 x 13'6 (1.78m x 4.11m)
Wall mounted cabinets. Plumbing for washing machine. Space for tumble dryer. Tiled flooring. Freestanding Worcester oil boiler. Part glazed door to rear garden. Window to side. Tiled flooring. Radiator. Pendant ceiling light. Door to WC/shower room.

WC/Shower Room 5'10 x 7'6 (1.78m x 2.29m)
Fitted suite in white comprising corner shower cubicle with wall mounted mains connected shower and sliding doors. Pedestal wash hand basin with mixer tap. Low level dual flush WC. Wall mounted vertical towel warmer. Tiled flooring. Tiled walls. Decorative obscure glazed window to front with roller blind. Pendant ceiling light. Extractor fan.

First Floor

Landing
Half turn stairs from ground floor onto open first floor landing. Window overlooking front. Fitted carpet. Cupboard housing hot water tank and shelving. Radiator. Pendant ceiling light. Loft access hatch. Doors to all first floor rooms.

Master Bedroom 15'2 x 20' (4.62m x 6.10m)
Two windows overlooking the rear garden. Storage cupboard to eaves. Fitted carpet. Two radiators. Central pendant ceiling light. Loft access hatch. Door to en suite.

En Suite Bathroom 6'6 x 7' (1.98m x 2.13m)
Fitted suite in light grey comprising fully tiled corner shower cubicle with wall mounted mains connected shower and sliding doors. Pedestal wash hand basin with hot and cold taps. Low level WC. Decorative obscure glazed window to front. Fitted carpet. Vertical wall mounted radiator. Storage cupboard to eaves. Tiled walls. Central pendant ceiling light.

Bedroom Two 13'8 x 10'2 (4.17m x 3.10m)
Window overlooking the rear garden. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 13'3 x 11'2 (4.04m x 3.40m)
Window overlooking the rear garden. Fitted wardrobes. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 13'2 x 7'6 (4.01m x 2.29m)
Window overlooking front garden. Fitted wardrobes with sliding doors. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Five 10'7 x 7'9 (3.23m x 2.36m)
Window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 7'8 x 10'2 (2.34m x 3.10m)
Fitted three piece suite with features to include bath with tiled surround. Pedestal wash hand basin with hot and cold taps. Low level WC. Decorative obscure glazed window to rear. Part tiled walls. Fitted carpet. Radiator. Central pendant ceiling light.

Outside

Gardens & Grounds

The front of the property is accessed from Windmill Close onto a gravel laid driveway with parking for multiple vehicles. Lawned garden with mature planted shrubs and wall boundaries. Paving leading to front door. Five bar gate with a further pedestrian gate brings the drive all the way to the rear of the property. Leading to the detached double garage. The rear garden is predominantly laid to lawn. Patio offering access from the utility room. Mature planted boarders. Area of decking great for al fresco dining entertainment. Greenhouse. Large timber storage shed. South facing.

Integrated Garage 9'2 x 31'7 (2.79m x 9.63m)

Attached garage with electric roller shutter door. Two decorative obscure glazed window to side. Part glazed door to rear garden. Radiator. Wall mounted electric storage heater. Taps. Light and power.

Gated Outdoor Storage Shed

Housing oil tank.

Detached Double Garage

Electric roller door. Windows to side and rear. Door into garden. Electric and power. Wall mounted electric storage heater. Stairs to first floor. Useful storage space with further windows to front and rear.

Services

Mains water, electricity and drainage connected. Oil fired central heating via boiler housed to utility room. UPVC double glazing throughout.

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 Derwent is on the left hand side with a Harris & Birt board outside.

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





































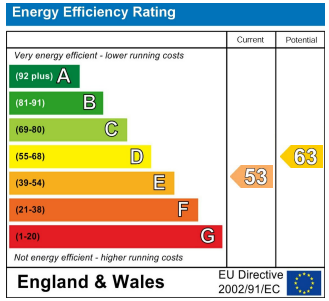
FLOOR 1 FLOOR 2

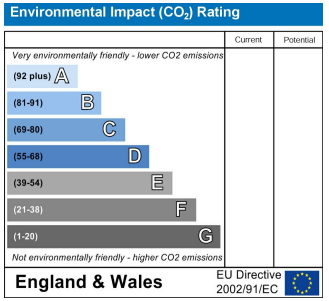
GROSS INTERNAL AREA
FLOOR 1: 931 sq ft, FLOOR 2: 1128 sq ft
EXCLUDED AREAS; GARAGE: 290 sq ft
TOTAL: 2059 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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