



15 Broughton Road

Wick, Cowbridge, CF71 7QH

Offers Over £450,000

HARRIS & BIRT



A deceptively spacious chalet style bungalow positioned in a delightful spot on the edge of the village green in Wick. The accommodation is flexible and versatile and briefly comprises: entrance hall, living room, open plan kitchen/dining/sun room, bathroom and a double bedroom to the ground floor. Upstairs offers a master bedroom with en suite shower room and a further double bedroom. Outside enjoys the benefit of off road parking for several vehicles leading to a detached garage which is currently in use as part storage room, part utility room, pretty front garden and an extremely spacious and enclosed rear garden.

The village of Wick includes a combination of modern and older properties, positioned within attractive countryside and a short distance from the Heritage Coastline, with its beautiful cliff top walks and mixture of sandy and stony beaches. The village shop has been upgraded and has added a central hub to the village. Further amenities include the Church in Wales primary school, two public houses, church, village hall, village green and local rugby and cricket clubs. The Village is accessible to the Historic Market Town of Cowbridge and to the nearby Town of Llantwit Major, which both include a comprehensive range of commercial, retail and leisure facilities and to the Town of Bridgend. There is a main line railway station at Bridgend providing direct access to Cardiff and London. The City of Cardiff is also within reach via the A48 road or the M4 motorway (Junction 35) at Pencoed, which also provides access to other major commercial centres in the region. Local bus services that run every hour linking Bridgend to Llantwit Major.

- Detached Chalet Style Bungalow
- Three Double Bedrooms
- Modernised Throughout
- Plenty Of Off Road Parking
- Popular Village Location
- Versatile Accommodation
- Open Plan Kitchen/Dining/Sun Room
- Detached Garage
- Countryside Views
- EPC Rating - D

Accommodation

Ground Floor

Entrance Hall 9'2 x 14'6 (2.79m x 4.42m)

The property is entered via solid front door with decorative vision panel and further obscure glazed window to side into main entrance hall. Stairs to first floor with understairs storage cupboard. Wood effect laminate flooring. Radiator. Pendant ceiling light. Doors to all ground floor rooms.

Living Room 12'9 x 24'2 (3.89m x 7.37m)

Large window overlooking the front and the village green beyond. Feature fireplace containing cast iron log effect electric fire set on slate hearth with oak effect mantel over. French doors opening onto rear patio. Continuation of flooring from hall. Radiators. Pendant ceiling lights.

Kitchen/Diner/Sun Room 23'4 x 17'9 max (7.11m x 5.41m max)

Fitted kitchen with features to include: a range of wall and base units with wood block worktops over and tiled splashbacks. Inset Belfast sink with curved hot and cold taps. Free standing Rangemaster with five ring gas hob and ovens. Undercounter integrated dishwasher behind matching decor door. Full length storage cupboard with space for fridge/freezer. Large window overlooking rear garden. Mandarin stone tiled floor . The kitchen/diner opens into the sun room which is gazed to three sides with French doors opening onto the rear garden. Radiators. Ceiling spotlighting.

Bedroom Three 12'3 x 9'1 (3.73m x 2.77m)

Large window overlooking the front garden and village green beyond. Continuation of flooring from hall. Radiator. Pendant ceiling light.

Bathroom 9'1 x 5'1 (2.77m x 1.55m)

Modern fitted three piece suite in white with features to

include: panelled bath with wall mounted mains connected shower, rainfall shower head and further shower head fitment. Low level, dual flush WC. Double vanity unit containing inset sink with mixer tap and storage below. Fully tiled walls. Tiled flooring. Obscure glazed window to side. Wall mounted vertical towel warmer. Ceiling spotlighting. Extractor fan.

First Floor

Landing

Stairs from ground floor onto first floor landing. Fitted carpet. Recessed cupboard housing Worcester gas combination boiler and storage shelves. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 18'8 x 13'3 (5.69m x 4.04m)

Window to side offering wonderful countryside views. Full run of fitted wardrobes set into eaves. Two Velux windows. Further fitted wardrobe and eaves storage. Fitted carpet. Radiator. Pendant ceiling light. Door to en suite.

En Suite

Modern en suite shower room fitted into eaves. Features include: fully tiled shower cubicle with mains connected shower behind glazed door. Low level dual flush WC. Vanity unit containing sink with mixer tap and storage below and tiled splashbacks. Tile effect vinyl flooring. Ceiling spotlights. Extractor fan.

Bedroom Two 12'11 x 14'9 (3.94m x 4.50m)

Two Velux windows to rear. Eaves storage space. Fitted carpet. Radiator. Pendant ceiling light.

Outside

The front of the property is entered from the lane onto a brick laid driveway offering off road parking for several vehicles leading to a detached single car garage. Pretty front garden mainly laid to lawn well stocked with mature

planted borders and attractive dry stone wall boundary to front. Further block wall boundary to the side. Pathway to front door. Side gate from the drive offers access to the rear garden. The rear garden is particularly private, spacious and enclosed with a large area of lawn and mature planted trees. Brick laid patio with access from the living room and breakfast room. Further patio area to rear of the garden with decorative chippings. Storage space to side with pedestrian gate leading to front garden. Timber garden shed. Dry stone wall and fenced boundaries.

Detached Garage

Roller shutter door to front. Partition wall to the rear with door leading into the utility room with plumbing for washing machine and space for tumble dryer. Power and light. Part glazed door to rear garden.

Services

All mains services are connected to the property. UPVC double glazing throughout.

Directions

From our offices at 65 High Street, Cowbridge turn right and at the end of Westgate turn left up the hill onto the Llantwit Major Road. At the T junction turn left, go past the Cross Inn on your left hand side and after about 2 miles at Nash Manor crossroads turn left towards Llantwit Major. At the roundabout at the beginning of the Llantwit Major bypass, turn right and follow the country road into the village of Wick. Go past Windmill Close on your left hand side and take the next turning left with the pub on the corner. At the end of the road is the village green, turn left and the property is on your left with a Harris & Birt board outside.



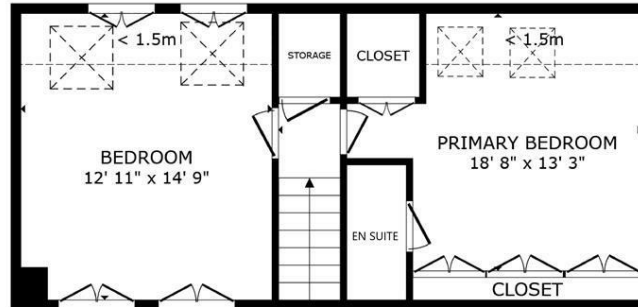








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 837 sq.ft. FLOOR 2 406 sq.ft.
 EXCLUDED AREAS - REDUCED HEADROOM 63 sq.ft.
 TOTAL : 1,244 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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