



# WEST WINDS, BROUGHTON, NR WICK, VALE OF GLAMORGAN, CF71 7QR

A SIZEABLE, DETACHED 4 BEDROOM FAMILY HOME OF ABOUT 2200sq ft  
WITH FINE VIEWS OVER FARMLAND.

- Cardiff City Centre 19.5 miles
- Cowbridge 6.7 miles
- Llantwit Major 4.1 miles
- M4 (J35) 10.6 miles

## Accommodation and amenities:

### Ground Floor

Hallway • Lounge • Dining Room • Kitchen •  
Utility Room • Two Double Bedrooms • Bathroom

### First Floor

Two Large Double Bedrooms • Bathroom

Driveway Parking • Garage & Storage

Lawned Gardens to both Front & Rear

EPC Rating: D57



## Chartered Surveyors, Auctioneers and Estate Agents

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## SITUATION

West Winds is conveniently positioned for anyone wanting to be near the Welsh coastline. The beaches at Southemdown (4.7 miles) and Ogmere (6.1 miles) can both be reached in less than 15 minutes, and there are coastal walks even closer at Nash Point (2.5 miles) and Monknash beach (1.6 miles). The award winning Plough and Harrow public house is within walking distance, and the local shops and amenities in the village of Wick (0.9 miles) including a primary school, post office, two public houses and village green are within a 2-minute drive. The town of Llantwit Major is also nearby (3.8 miles) and the historic market town of Cowbridge (6.7 miles) can be reached in 15 minutes.

## ABOUT THE PROPERTY

From a central entrance hallway, doors lead to the left into the living accommodation for the property; and to the right into the ground floor bedroom accommodation. A large dual aspect lounge has a bow window looking over the front garden and a second window to the side. An open, square arch connects into the dining room from which a broad picture window looks out over the rear garden and onto farmland. The adjacent kitchen enjoys the same views over the garden and farmland and includes a range of fitted storage units. A broad range cooker and an American-style fridge freezer are both available by separate negotiation. An inner lobby, accessed from the hallway, has doors to two double bedrooms looking to the front and rear elevations respectively. Both these have use of a bathroom / wc with shower over the bath. A staircase, from the former third bedroom which is now used as a study, leads up to the first floor bedrooms.

To the first floor are two very generous double bedrooms, both with dormer windows enjoying superb north-westerly views over open farmland. Both share use of a large bathroom with bath and separate shower. It is possible to subdivide this to create an en suite (subject to any appropriate regulations).

## GARDENS AND GROUNDS

From Chapel Road, a splayed pull in leads through a gated entrance onto a driveway fronting the property. This gently sloping driveway runs, to one side, past a large area of lawn and continues to the far side of the property and onto a garage (approx. max 5.4m x 2.9m). To the rear of the garage, and adjoining it, are two store sheds (not inspected internally). Gated pedestrian entrances, to both sides of the property, lead into the garden.

To the rear of the property is a lawned garden running almost the full width of the plot. Beyond the rear boundary wall is open farmland.

## TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired central heating.

## DIRECTIONS

From the Village of Wick - located on the B4265 coast road between the Towns of Llantwit Major and Bridgend - turn at the Lamb and Flag public house. Pass the Church and turn left for Broughton. Continue along this road for about one mile and take the first right hand turn onto Chapel Road. West Winds is located to your right, backing onto farmland, after about 200 yards.

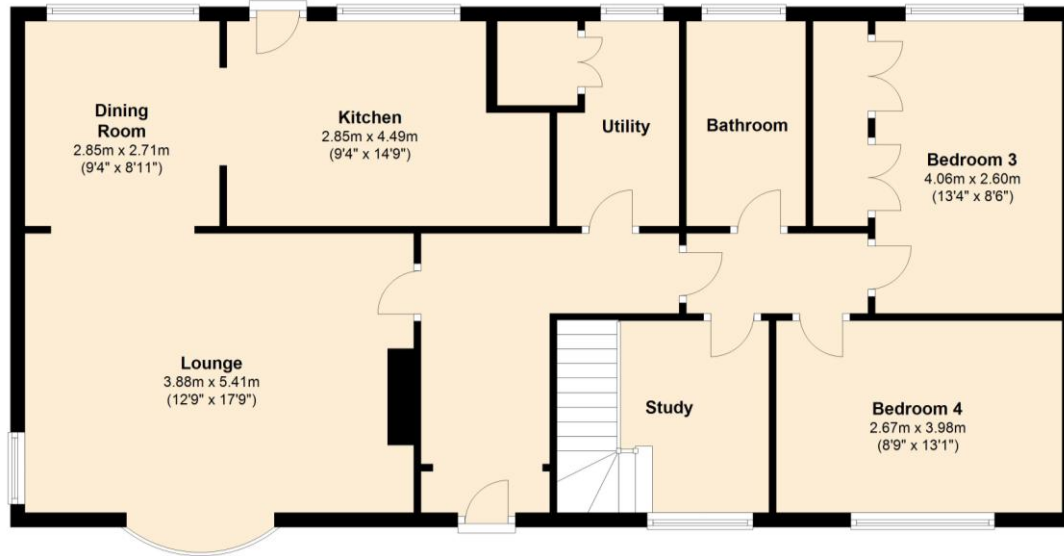
## PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



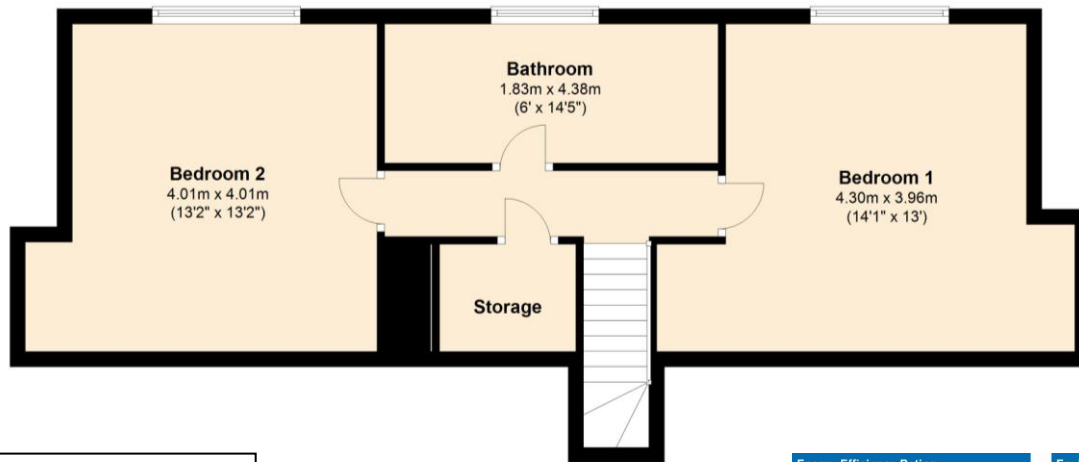
### Ground Floor

Approx. 99.0 sq. metres (1065.7 sq. feet)



### First Floor

Approx. 56.9 sq. metres (612.7 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.

