



9 St. James Road

Wick, CF71 7QW

Offers Over £375,000

HARRIS & BIRT



An excellent opportunity to purchase this private and secluded detached property situated on the ever popular David Wilson development built in 2018. The property has been finished to a high standard and offers an excellent open plan family living. Accommodation briefly comprising; entrance hall, WC, living room, open plan kitchen/dining room and utility to ground floor. There are four good sized bedrooms, master ensuite and second bathroom to first floor. Further benefits include; attractive floor coverings throughout, double glazing, gas combination central heating and fitted wardrobes to master bedroom. The plot offers excellent views out to front across the recreational grounds and the property is situated in the heart of the Village of Wick.

The location is a delight, situated in the pretty village of Wick with village facilities including village shop, two village pubs, village hall, village junior school, rugby club, and village green where they still play cricket. 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

#### Entrance Hall

Accessed via composite front door with inset chrome and glazed peep hole to open entrance hallway. Skimmed walls and ceilings. Inset LED spotlighting. Wood effect flooring. Fitted radiator. Thermostat control housed to wall. Full turn staircase leads up to first floor landing. Good sized understairs storage cupboard.

#### WC/Cloakroom

White modern two piece suite comprising wall hung corner wash hand basin and dual flush low level WC. Tiled splashbacks. UPVC double glazed opaque window to side elevation. Skimmed walls and ceiling. Matching wood effect flooring. Radiator. Built in storage cupboard housing RCD fuse board, great for storage.

#### Living Room 11'1" x 18'11" (3.38m x 5.77m)

Excellent sized principal reception space with UPVC double glazed bay window to front elevation overlooking pretty greenery beyond. Skimmed walls and ceiling. Wood effect flooring. Built in fireplace with space for inset electric fire. Two fitted radiators.

#### Kitchen/Dining Room 20' (max) x 14'9 (max) (6.10m (max) x 4.50m (max))

Modern fitted kitchen in a white high gloss finish with a range of wall and base units set under and over a wood effect worksurface with matching upstands and windowsill. Features include; integrated fridge freezer behind matching décor panel, chrome sink and drainer with chrome swan neck mixer tap, gas 6 ring hob with overhead chimney extractor hood and eyeline double oven with grill facility. Integrated dishwasher behind matching décor panel. UPVC fully double glazed patio doors open out onto rear patio terrace UPVC window to rear elevation overlooking pretty rear garden. Attractive feature wall with further skimmed walls and ceiling. Matching wood effect flooring. Radiator. Doorway opens through into;

### Utility

Further range of matching wall units with space underset for washing machine and tumble dryer set under a matching worksurface with upstands. Compositive half double glazed opaque pedestrian door to side. Skimmed walls and ceiling. LED spotlighting. Matching wood effect flooring. Fitted radiator. Cupboard housing Ideal Logik gas combination boiler.

### First Floor

#### Landing

Accessed via fully carpeted full turn staircase to open landing. UPVC double glazed opaque window to side elevation. Fully skimmed walls and ceilings. Access to loft via hatch. Good sized airing cupboard, excellent for storage. Communicating doors to all first floor rooms.

#### Master Suite Bedroom One 10'7" x 12'3" (3.23m x 3.73m)

Excellent sized double bedroom with UPVC double glazed window to front elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Range of built in fitted wardrobes. Communicating door into;

#### Master En Suite Bathroom One

Three piece suite in white comprising; oversized walk in shower cubicle with integrated shower and rainfall shower head attachment as well as separate shower head fitment, low level dual flush WC and pedestal wash hand basin with chrome mixer tap. Fully tiled splashbacks, further skimmed walls and ceiling. Terrazzo tiled effect vinyl flooring. UPVC double glazed opaque window to side elevation. Wall mounted heated towel rail.

#### Bedroom Two 9'9" x 11'1" (2.97m x 3.38m)

Another good sized double bedroom with UPVC double glazed window to rear elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Plenty of space for fitted wardrobes.

#### Bedroom Three 10'8" x 8'5" (3.25m x 2.57m)

Another good sized double bedroom with UPVC double glazed window to front elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

#### Bedroom Four 10'7" x 7'6" (3.23m x 2.29m)

UPVC double glazed window to rear elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

#### Bathroom Two

Three piece suite comprising; panelled bath with chrome mixer tap, pedestal wash hand basin and low level dual flush WC. Tiled splashbacks. Skimmed walls and ceiling. UPVC double glazed opaque window to side elevation. Terrazzo tile style vinyl flooring. Wall mounted towel rail.

### Outside

#### Detached Garage

Accessed via aluminium up and over garage door to good sized garage, great for storage. Offering both power and light. Storage space into eaves.

#### Gardens

Set off its own trunk road, this private plot offers parking to front with a frontage laid to crush slate and patio laid path leading up to front door. Offering pretty views across the recreational space in front. Side access via a pedestrian gate to an attractive rear garden. Private and secluded via close boarded fencing to all boundaries. Stepping out of the UPVC patio doors onto a patio laid terrace with the garden mainly laid to lawn and an attractive decked terrace to rear.

#### Services

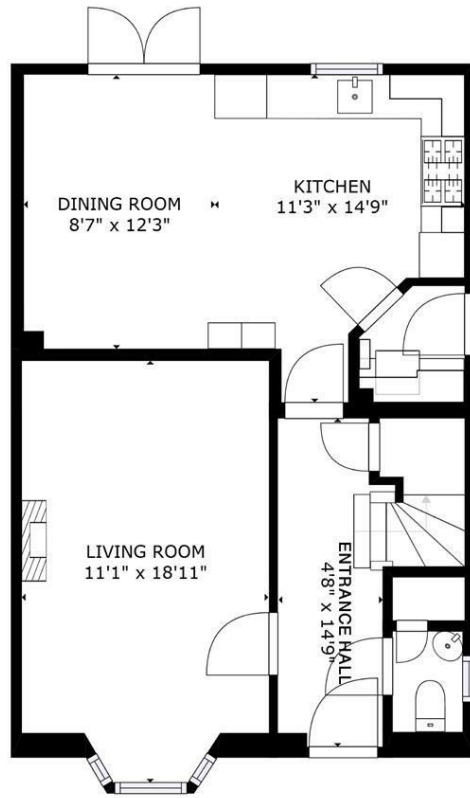
The property is services via mains gas, electricity, water and drainage.

#### Directions

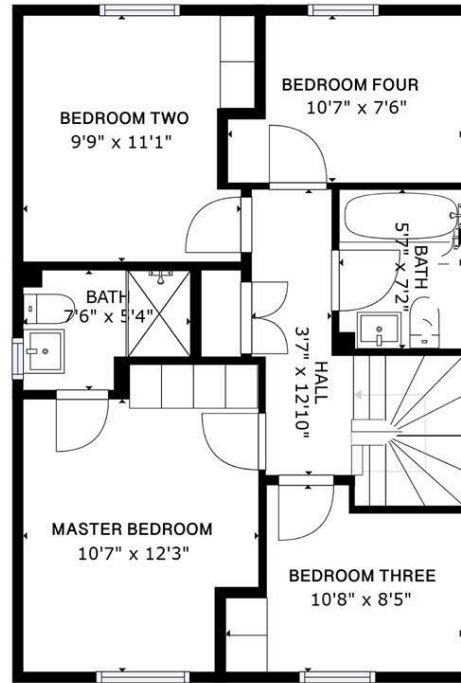
From our office in Cowbridge, continue along the High Street in the direction of Bridgend. Just before the flyover turn left onto Llantwit Major Rd/B4270, stay on this road until you reach the T junction and turn left (still Llantwit Major Rd/B4270). Continue to the roundabout and turn right onto the 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, travel down this road and take a left after the park, travel round the bend and the parking is on the right hand side.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 600 sq. ft, FLOOR 2: 583 sq. ft  
 TOTAL: 1184 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>93</b> |
| (81-91) <b>B</b>                            | <b>83</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

