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8 St. James Road

Wick, Nr Cowbridge, CF71 7QW

Price £635,000

HARRIS & BIRT



An executive style, six bedroom, detached property tucked away at the edge of the popular David Wilson development in the heart of the village of Wick. The property enjoys a particularly pleasant outlook with open recreational ground to the front and outstanding countryside views to the rear with the heritage coastline beyond. Finished to a high standard and offering versatile family living, the accommodation briefly comprises; entrance hall, WC, sitting room, living room, kitchen/dining room and utility to ground floor. There is a spacious master bedroom with en suite bathroom, a further three double bedrooms and a family bathroom to the first floor. The second floor offers a particularly spacious landing, large double bedroom with en suite shower room and a further double bedroom. Outside enjoys the benefit of a detached double garage, plenty of driveway parking and a landscaped garden to the rear. Further benefits include double glazing and gas combination central heating. Built in 2019 the property has 5 years remaining on the NHBC Warranty.

The location is a delight, situated in the pretty village of Wick with village facilities including village shop, two pubs, village hall, junior school, 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.

- Executive Six Bedroom Detached Property
- A Further Four Double Bedrooms
- Countryside Views
- Driveway Parking
- NHBC Warranty Remaining
- Two Spacious Bedrooms with En Suites
- Attractive Reception Rooms
- Detached Double Garage
- Popular Vale Village
- EPC Rating - B

Accommodation

Ground Floor

Entrance Hall 12'1" (max) x 13'1" (max) (3.68m (max) x 3.99m (max))

The property is entered via part glazed front door into central hall. Cloaks cupboard with double doors. Wood effect vinyl flooring. Radiator. Pendant ceiling light. Doors to all ground floor rooms. Stairs to first floor landing.

Snug/ Study 9'2" x 9'6" (2.79m x 2.90m)

Window overlooking front. Carpet flooring. Radiator. Pendant ceiling light.

WC

Low level dual flush WC. Pedestal wash hand basin with mixer tap and tiled splash backs. Obscure glazed window overlooking side. Wood effect vinyl flooring. Radiator. Pendant ceiling light.

Living Room 15' x 20'3" (4.57m x 6.17m)

French doors opening out onto garden terrace with windows either side. Dual aspect windows to front and side. Carpet flooring. Radiator. Pendant ceiling light.

Kitchen/Dining Room 15'4" x 27'1" (4.67m x 8.26m)

Modern fitted kitchen with features to include: range of wall and base units with wood effect laminate work surfaces and matching upstands. Six ring gas hob with stainless steel splash back and extractor hood over. Eyeline double oven and grill. Undercounter integrated dishwasher with matching decor panel. Matching fitted unit containing integrated fridge/ freezer. French doors opening out onto rear garden with windows either side. Radiator. Door to utility room. Ceiling spotlights. Peninsular worktop separating the kitchen from the dining area with 1.5 bowl inset sink with draining grooves and curved mixer tap. Dining area with ample space for dining table and chairs. Large bay window overlooking front. Pendant ceiling light. Radiator. Wood effect vinyl flooring throughout the kitchen/dining room.

Utility Room 7'3" x 9' (2.21m x 2.74m)

Matching range of base units with wood effect laminate worktop and matching upstands. Inset single bowl sink with mixer tap and draining grooves. Space for under counter tumble dryer. Plumbing for under counter washing machine. Part glazed door to rear. Continuation of wood effect vinyl flooring from kitchen. Radiator. Pendant ceiling light.

First Floor

Landing

Stairs leading up from the ground floor. Window overlooking front. Double storage cupboard. Further cupboard containing hot water pressure tank. Carpet flooring. Radiator. Pendant ceiling light. Doors to all first floor rooms.

Master Suite Bedroom 14'3" x 11'5" (4.34m x 3.48m)

Fitted wardrobes to both walls on entering the bedroom. Dual aspect windows to both sides. Carpet flooring. Pendant ceiling light. Radiators. Door to en suite bathroom.

Suite Bathroom One

Modern luxury three piece suite in white comprising fully tiled shower cubicle with wall mounted, mains connected shower and sliding glass door. Panelled bath with central mixer tap. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Wood effect vinyl flooring. Obscure glazed window to side. Wall mounted vertical towel warmer. Pendant ceiling light. Extractor fan.

Bedroom Three 9'6" x 14'2" (2.90m x 4.32m)

Window overlooking front. Further window to side. Built in wardrobes. Carpet flooring. Pendant ceiling light. Radiator.

Bedroom Four 12'3" x 9'2" (3.73m x 2.79m)

Window overlooking front. Built in wardrobes with sliding doors. Carpet flooring. Radiator. Pendant ceiling light.

Bedroom Five 9'2" x 12'5" (2.79m x 3.78m)

Window overlooking rear. Built in wardrobes with sliding doors. Carpet flooring. Radiator. Pendant ceiling light.

Family Bathroom

Modern luxury suite in white comprising fully tiled shower cubicle with wall mounted, mains connected shower and glass door. Panelled bath with central mixer tap. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Wood effect vinyl flooring. Obscure glazed window to rear. Wall mounted vertical towel warmer. Pendant ceiling light. Extractor fan.

Second Floor

Landing

Useful versatile space with Velux window to front and further window to side. Storage cupboard. Two storage cupboards. Carpet flooring. Pendant ceiling light. Loft access hatch. Radiator.

Bedroom Two 18' x 16' (into eaves) (5.49m x 4.88m (into eaves))

Four Velux windows overlooking the rear with far reaching countryside views. Further Velux window overlooking front. Range of built in wardrobes. Carpet flooring. Radiator. Pendant ceiling light. Door to en suite shower room.

En Suite Shower Room

Modern suite comprising fully tiled shower cubicle with wall mounted, mains connected shower and glass screen. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Wood effect vinyl flooring. Velux window. Wall mounted vertical towel rail. Pendant ceiling light. Extractor fan.

Bedroom Six/ Office 9'9" x 14'11" (into eaves) (2.97m x 4.55m (into eaves))

Two Velux windows overlooking rear. Storage cupboard. Carpet flooring. Pendant ceiling light. Radiator.

Outside

Ample driveway parking to the front leading to detached double garage - up and over doors, light and power. Pretty landscaped front garden leading to front door with a parcel of lawn with mature tree and shrubs and wrought iron railing fence boundary. Secure side gate leading to the rear garden. Paved patio with access from the kitchen and the living room. Parcel of lawn leading down to a further paved terrace. Fence and wall boundary with mature conifer privacy screen.

Services

The property is services via mains gas, electricity, water and drainage. UPVC double glazing throughout. Heating via gas combination boiler.

There is a small Estate charge to cover the maintenance of the communal areas this is approx £300 per year.

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. Bear left onto St James Road, travel down the road and take a left after the park onto a private road. Carry on around the bend and number 8 is the last house. Driveway parking is available.



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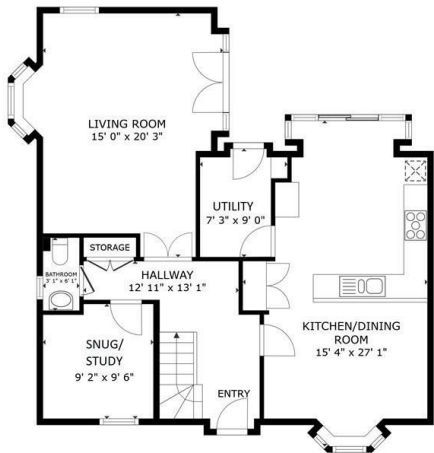


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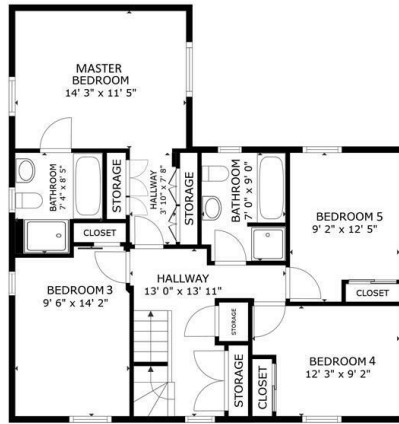








FLOOR 1



FLOOR 2



FLOOR 3

HARRIS & BIRT
 CHARTERED SURVEYORS
 ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR 1 1024 sq. ft. FLOOR 2 866 sq. ft. FLOOR 3 479 sq. ft.
 EXCLUDED AREAS: REDUCED HEADROOM 168 sq. ft.
 TOTAL: 2,270 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATIONS. ACTUAL MAY VARY.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(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	

