



# Rivendell Broughton Road

Wick, Cowbridge, CF71 7QH

Guide Price £700,000

HARRIS & BIRT



A modernised and recently extended spacious detached home enjoying a glorious location with uninterrupted wide ranging views to the rear with open countryside stretching towards the heritage coastline. Whilst the front is in keeping with the street, the rear of the property is a modern and striking build with large glazed windows and burnt larch features.

Designed to take full advantage over this delightful outlook the accommodation includes entrance hall, WC/shower room, large living room overlooking the pretty front garden, study, utility room and a well appointed extended kitchen/ dining and family room leading to a third reception room. There is parquet flooring under all carpets in downstairs rooms. Upstairs there are five bedrooms with the large main bedroom enjoying the views over the heritage coastline. Further four bedrooms with an en suite to the second bedroom. Good sized well fitted bathroom/WC.

Wick is an attractive small village with particularly good local facilities including junior school, village shop, parish church, village hall, two pubs and a rugby club with own ground. The heritage coastline is a short distance to the south. The coast road brings major centres including the capital city of Cardiff, Bridgend etc within comfortable commuting distance.

GUIDE PRICE £700,000 TO £750,000

- Extended Detached Property
- Three Reception Rooms
- Double Garage
- Countryside Views
- Planning Permission Granted for 6th Bedroom
- Five Spacious Bedrooms
- Open Plan Kitchen/Dining Room
- Off Road Parking via Driveway
- Good Sized Garden
- EPC - D

## Accommodation

### Ground Floor

#### Entrance Hallway 7'3 x 14'7 (2.21m x 4.45m)

The property is entered via uPVC double glazed door with obscure glass. Carpet flooring. Skimmed walls. Coved and papered ceiling. Radiator. Door to lounge, study, WC, utility. Stairs up to first floor landing.

#### Living Room 12'5 x 21'4 (3.78m x 6.50m)

Bay window to front. uPVC double glazed window. Carpet flooring. Skimmed walls. Coved and papered ceiling. Feature pebble surround fireplace. Radiator. Sliding doors opening into kitchen/ living/ dining room.

#### Study 10'9 x 13'8 (3.28m x 4.17m)

Bay window to front. uPVC double glazed window. Carpet flooring. Skimmed walls. Coved and papered ceiling. Radiator.

#### Kitchen/Living/Dining Room 28'9 x 13'10 (8.76m x 4.22m)

Modern fitted Howden's kitchen with range of wall and base units. Worksurface under and over. Belfast sink bowl with swan neck mixer tap. Filtered cold water tap. Tiled splashbacks. Five ring gas hob set into breakfast bar. Two integrated eyeliner cookers, microwave/combi oven and warming tray. Large corner pantry. Integrated dishwasher. Space for fridge/freezer. uPVC window overlooking rear garden. Ceramic tiled flooring. Skimmed walls and ceiling. Under cupboard downlighting and plinth lighting. Area for dining table and chairs. Feature floor to ceiling glazed windows overlooking rear garden. Ceiling spotlights. French doors opening out to rear terrace. Further French doors open through into sitting room.

#### Utility Room 9'2 x 10'6 (2.79m x 3.20m)

Range of wall and base units from Howden's. Large pantry style cupboard. Worksurface under and over. Belfast sink bowl with swan neck mixer tap. Tiled splashbacks. Ceramic tiled flooring. Skimmed walls and ceiling. Under cupboard downlighting and plinth lighting. Ceiling spotlights. Open shelving. Pedestrian uPVC glazed door to side. Door into kitchen/diner.

#### Sitting Room 11'2 x 24'10 (3.40m x 7.57m)

Ceramic tiled flooring. Skimmed walls and ceiling. Ceiling spotlights. Feature glass roof lantern. French doors opening out to rear terrace. Further large window to side. Door to garage.

### Shower Room

Three piece suite in white comprising walk in shower cubicle with rainfall shower head, separate shower head attachment and glass shower screen. Wash hand basin with chrome mixer tap and low level dual flush hidden cistern WC set into vanity unit. Vertical heated towel rail. Extractor fan. Imported porcelain from Spain. Skimmed ceiling with ceiling spotlights.

### First Floor

#### Landing

Carpet stairs leading from ground floor hallway to first floor landing. Carpet flooring. Skimmed walls. Coved and papered ceiling. Radiator. uPVC window to front. Doors to all first floor rooms. Access to loft via hatch.

#### Master Suite Bedroom One 11'10 x 21'0 (3.61m x 6.40m)

uPVC patio doors leading out to rear balcony, feature ceramic tiles, glazed panel, wall mounted light overlooking the countryside and views beyond. Obscure glazed window to side elevation. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Modern wall mounted vertical radiator. Door to en suite.

#### Master Suite Bathroom One 7'3 x 14'2 (2.21m x 4.32m)

Four piece suite in white comprising walk in shower cubicle with rainfall shower head and separate shower head attachment with glass door. Jacuzzi spa bath with mood lighting and ozone cleaning facility. Low level dual flush WC. Wash hand basin with waterfall tap set into vanity unit. Wall mounted heated mirror with light and inset storage. Imported porcelain from Spain. Skimmed ceiling with inset spotlighting. Extractor fan. Radiator. Electric remote controlled Velux window. uPVC window overlooking countryside and sea views beyond.

#### Dressing Room 8'7 x 6'7 (2.62m x 2.01m)

Carpeted flooring. Wardrobes with open shelving and hanging rails. Feature lighting.

#### Suite Bedroom Two 10'9 x 11'1 (3.28m x 3.38m)

uPVC window to front. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

#### Suite Bathroom Two

Three piece suite in white comprising walk in shower cubicle with shower head attachment and shower screen. Wash hand basin with chrome mixer tap and low level dual flush hidden cistern WC set into vanity unit. Vertical heated towel rail. Extractor fan. Ceramic tiled floors and walls. Skimmed ceiling with ceiling spotlights. Two obscure glazed windows to side.

#### Bedroom Three 11'10 x 10'8 (3.61m x 3.25m)

uPVC window to front. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

#### Bedroom Four 9'2 x 13'10 (2.79m x 4.22m)

uPVC window to rear. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

#### Bedroom Five 6'1 x 9'2 (1.85m x 2.79m)

uPVC opaque window to side. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

### Family Bathroom 7'3 x 5'5 (2.21m x 1.65m)

Three piece suite in white comprising panelled bath with shower head attachment and glass shower screen. Wash hand basin with chrome mixer tap set into vanity unit. Low level dual flush WC. Vertical heated towel rail. Extractor fan. Imported porcelain from Spain. Skimmed ceiling with ceiling spotlights.

### Garage

Double garage with electric door. Planning permission for a 6th bedroom above the garage.

### Outside

Enclosed front garden mainly laid to lawn. Mature trees and shrubbery. Stone wall with gate. Off road parking via driveway for several vehicles. Fenced to sides. Double garage with power and light. Electric roller shutter door. Enclosed rear garden mainly laid to lawn. Paved area great for entertaining. Outside water tap. Mature trees and shrubbery. Sunken firepit. Water and electricity is situated at the end of the garden for an office/shed.

### Services

Underfloor heating in kitchen/diner, utility room, reception room. Worcester wall mounted combination boiler providing central heating and hot water. Mains gas, electric, water and drainage.

### 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 keep heading down straight and the property is on your right with a Harris & Birt board outside.











FLOOR 1



FLOOR 2

**HARRIS & BIRT**  
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA  
FLOOR 1 1,420 sq.ft. FLOOR 2 1,042 sq.ft.  
TOTAL: 2,462 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



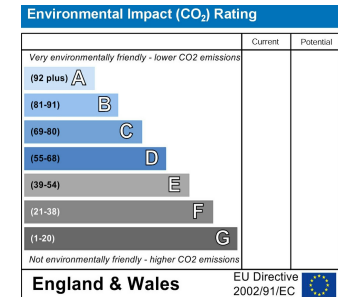
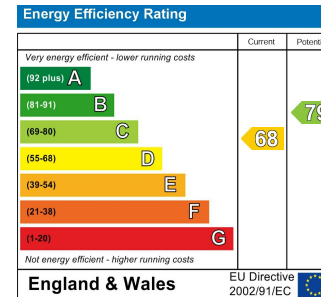
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