



Beaconsfield, Wick, Cowbridge CF71 7QX
£1,100 PCM

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An excellent opportunity to rent this immaculately presented and high specification semi detached property. Built by David Wilson in the St James Field development in the pretty and quaint village of Wick. The accommodation briefly comprises entrance hall, wc, kitchen/breakfast room and living/dining room to the ground floor. Upstairs there are three bedrooms with master ensuite and second bathroom. There is off road parking to rear and flat level mature gardens to both front and rear. Further benefits include modern fitted kitchen and bathrooms throughout and plantation shutters set within all windows.

The development is 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 etc. 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.

Offered for rental at £1100 pcm. Deposit £1200. Council Tax Band E. EPC Rating C. Available 1st April 2025

Accommodation

Ground Floor

Entrance Hall

Entered via composite front door. Open entrance hall with quarter turn carpeted staircase leading to first floor landing. Skimmed walls and ceiling. Polished hardwood effect flooring. Doorway through into;

WC

Suite in white comprising low level WC and corner pedestal wash hand basin. Terrazzo styled tiled splashbacks. Skimmed walls and ceiling. Matching hardwood effect flooring. Fitted radiator.

Kitchen/Breakfast Room 8'2" x 11'3" (2.51 x 3.45)

Modern fitted kitchen in an off white palette with brushed chrome handles. Range of flush fronted wall and base units with wood effect work surfaces and upstand. Features include gas four ring hob by Zanussi with matching underset electric fan oven, Zanussi chrome extractor hood and dish washer. Space for washing machine and a freestanding fridge freezer. Terrazzo style tiled splashbacks with pretty grey UPVC splashback behind hob. Chrome sink and drainer with chrome mixer tap. Skimmed walls and ceiling. Ideal gas combination boiler housed to wall. Polished hardwood effect flooring. Radiator. UPVC double glazed window to front with white plantation shutters.

Living/Dining Room 15'10" x 15'5" (4.83 x 4.72)

Open plan reception space with UPVC double glazed patio doors opening out onto rear garden and offering plenty of natural light. Further two floor to ceiling glazed fixed pane adjacent. Secondary UPVC double glazed window to side. Both offer fitted plantation shutters and patio doors offering a bi-folding plantation shutters. Skimmed walls and ceilings. Polished hardwood effect flooring. Range of pendant light fittings. Two fitted radiators. Built under storage cupboard.

First Floor

Landing

Access via quarter turn staircase from entrance hall. Open landing with skimmed walls and ceiling. Fitted loft hatch. Communicating doors to all first floor rooms.

Master Suite Bedroom One 10'0" x 10'7" (3.05 x 3.25)

UPVC double glazed window overlooking rear garden with inset plantation shutters. Skimmed walls and ceiling. Fitted carpet. Radiator. Door into:

Master Suite Bathroom One

Three piece suite in white comprising oversized walk in shower cubicle with aqualiza

electric shower and shower head attachment. Pedestal wash hand basin and low level dual flush WC. UPVC double glazed opaque window to side. Porcelain tiled splashbacks. Skimmed walls and ceiling. Vinyl effect flooring. Radiator. Extractor.

Bedroom Two 12'7" x 8'0" (3.86 x 2.44)

UPVC double glazed window to front elevation with inset plantation shutters. Skimmed walls and ceiling. Fitted carpet. Radiator. Built in storage.

Bedroom Three 7'4" x 7'1" (2.24 x 2.18)

UPVC double glazed window to front with inset plantation shutters. Fitted carpet. Radiator.

Bathroom Two

Three piece suite in white comprising low level paneled bath with chrome mixer tap. Pedestal wash hand basin with chrome mixer tap. Low level dual flush WC. Porcelain tiled splashbacks. UPVC double glazed window to side. Skimmed walls and ceiling. Vinyl flooring. White wall mounted heated towel rail. Extractor.

Outside

Set back from the road on a corner plot with parcel of lawn to front with adolescent hedging and raised beds. Pretty adolescent tree and patio laid pathway leading to inset storm porch. Side access via timber boarded pedestrian gate to flat level and private rear garden. Off road road parking to rear. Timber boarded pedestrian gate out onto rear parking. Mainly laid to lawn with parcel of raised beds and timber shed to remain. Patio laid terrace. Timber boarded fencing. Stone rounded wall to rear.

Services

Mains water, gas, electricity and drainage. Gas combination boiler housed to wall in kitchen.

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 and immediately left into Beaconsfield. Number 1 will be the first property on your left hand side with a Brinsons & Birt board outside.



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65 High Street, Cowbridge CF71 7AF

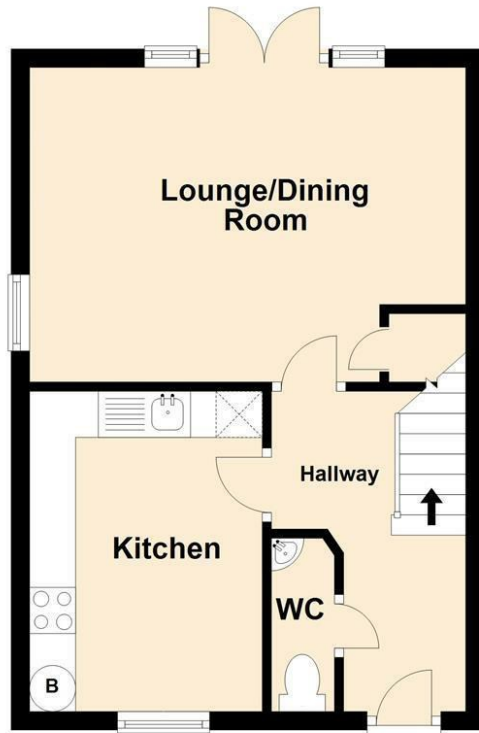
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BRINSONS & BIRT



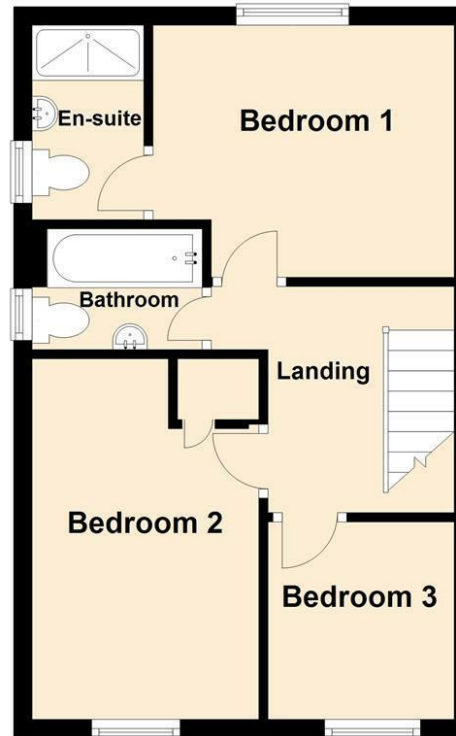
Ground Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 67.7 sq. metres (728.9 sq. feet)

Floor Plan drawn up by E.W.Consultancy Property Surveys & all dimensions are approximate & for display purposes only.

Plan produced using PlanUp.



BRINSONS & BIRT

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