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5 Cwrt-Y-Felin

Wick, The Vale Of
Glamorgan, CF71 7QT

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Guide Price £365,000

A well maintained three bedroom detached dorma property, situated in a peaceful cul-de-sac position and enjoying open views to front, offered to the market for the first time since its construction in 1968.

Detached three bedroom dorma property, viewing highly recommended

Sought-after position in peaceful cul-de-sac and enjoying open views to front

Generous sized landscaped garden plot

Well maintained accommodation

Potential for extension subject to relevant planning permission

Walking distance to village, primary school, shop, church and public houses

Lounge/dining room, kitchen, ground floor double bedroom and shower room/WC

Two double bedrooms and family bathroom to first floor

Off-road parking on driveway, detached workshop/store room

Vacant possession, and no on-going chain



Situated in a peaceful cul-de-sac within this sought-after Vale Village, lies this three double bedroom, detached dormer property which is offered to the market for the first time since its construction in the 1960s.

The property offers well maintained accommodation which is in need of some decorative updating. There is potential to extend subject to relevant planning permission.

The accommodation briefly comprises of an ENTRANCE PORCH, (6'9"×5'3") leading into a central ENTRANCE HALLWAY, (16'6"×6'4") which has open tread staircase rising to the first floor accommodation. The light and airy, triple aspect LOUNGE/DINING ROOM, (25'1"×11'9") has a gas, real flame, coal effect fire. The KITCHEN, (10'10"×11'1") with window to rear, enjoying views

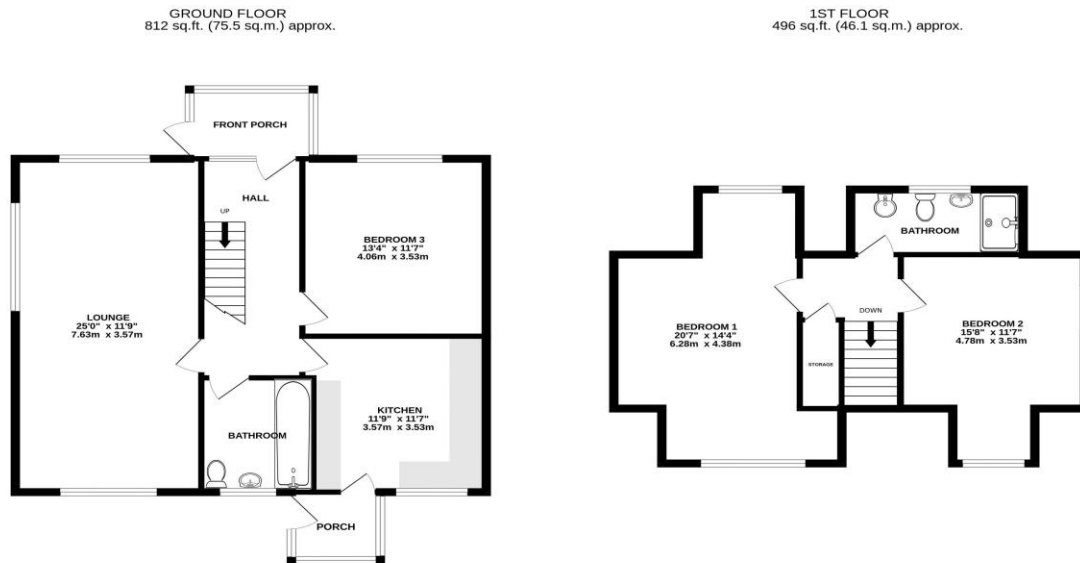
into the garden, offers a range of base and wall mounted units with splashback tiling above roll top worksurfaces. Integrated double oven and four burner gas hob, with space and plumbing for further white goods. Door into REAR PORCH which gives access and views into the rear. A ground floor DOUBLE BEDROOM, (13'4"×11'7") has a window to front aspect. The ground floor SHOWER ROOM, (7'9"×7'1") offers a four piece suite including a double shower cubicle with mains shower fitted, low-level WC, bidet and sink unit with full tiling to floor and walls.

The first floor LANDING with built-in airing cupboard, is flanked by two double bedrooms. BEDROOM 1, (11'7" widening to 20'1"×11'10") is dual aspect with window to front, enjoying far-reaching views, and glimpses of the Bristol Channel,

plus a window to rear overlooking the garden. BEDROOM 2, (12'8"×12 foot +7'6"×4'9") is also dual aspect with windows to front and side. The FAMILY BATHROOM, (12'6"×6'8") with window to rear offers a coloured four piece suite with extensive splashback tiling to walls.

Outside to the front of the property is a lawned garden bordered by block walling. To the side of the property is a paved driveway offering parking space for three vehicles ahead of an original garage which has been converted into useful workshop/store room.

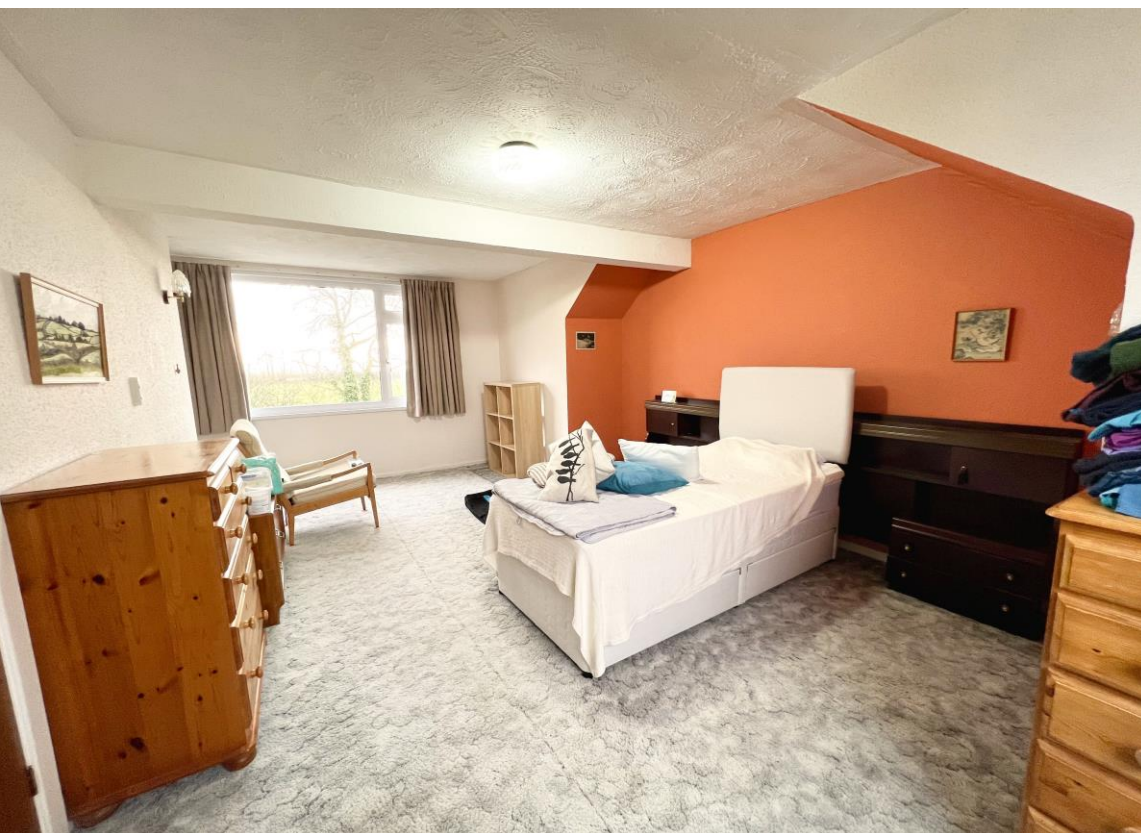
To the rear is an enclosed landscaped garden plot, with large feature ponds and large rockery borders, plus a lawn area and an abundance of mature tree and shrub specimens.



TOTAL FLOOR AREA : 1308 sq.ft. (121.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Directions

Travelling along the B4265 from Llantwit Major towards Bridgend, enter Wick village and take the left-hand turning before the Lamb and Flag public house, pass the Primary School on your left hand side and turn left at the T junction. Take the next left hand, turning into Cwrt-Y-Felin where No. 5 will be found on the left-hand side indicated by our for sale board.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band F
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.