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Arosfa

Ewenny Road
Wick, The Vale Of
Glamorgan, CF71 7QA

Arosfa

Asking price **Offers Over**
£680,000

Substantial and versatile detached bungalow, presently a 3 bedroom principal property with a good sized 2 bedroom annexe, which could alternatively be used as a single 5 bedroom property, a short distance from the village, occupying a generous garden, extending to approximately 0.56 acres and with delightful rural views.

Adaptable detached bungalow with annexe

Principal property, hallway, living room, dining room, recently fitted kitchen, 3 bedrooms and modern shower room

Annexe, including side hallway, living room, kitchen, 2 bedrooms and bathroom

Gated entrance, large parking area and single garage

Substantial gardens with rural views





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AROSFA

Deep covered entrance with newly fitted double glazed door and side panel to HALLWAY, (15'4" x 8'7" max) tiled floor, pendant light and doors to LIVING ROOM, (20'5" x 11'10") UPVC double glazed picture window and door to rear garden, recess wood burning fire with slate hearth and timber mantle over, internal connecting door to annexe. DINING ROOM, (11'10" x 8') with aspects to rear garden. KITCHEN, (15' X 10') tiled floor, range of Shaker style base and wall cupboards, marble effect work surfaces and inset sink and drainer, integrated double oven, ceramic hob and extractor, fridge and freezer, space and plumbing for washing machine, double glazed window to driveway, fitted cupboard and shelved pantry, door to SIDE HALLWAY, (9'6" x 5'6") tile effect floor, tiled lower walls, double glazed door to driveway, deep

storage cupboard and glazed connecting door to garage. Further doors from hallway to BEDROOM 1, (14' x 12') double room with built in wardrobe and double glazed windows with rural view to rear. BEDROOM 2, (12'8" x 10'3"), double glazed window to front lawn. DOUBLE BEDROOM 3, (11'2" x 9') double glazed window to front lawn. Modern SHOWER ROOM, (8' x 5'4") white and grey suite including low level WC, wash hand basin with vanity cupboard and large walk in glazed shower cubicle with mains shower attachment, fully tiled to walls and floor, chrome heated towel rail and frosted double glazed window.

THE ANNEXE

Attached to the main bungalow is a substantial self-contained annexe which connects from living room to living room but also has a separate entrance. Open fronted PORCH to side with UPVC double glazed door to HALLWAY, (9'8" x 3'10") tiled floor, hinged loft hatch with retractable ladder to boarded attic. SITTING ROOM, (12'3" x 15'2") UPVC double glazed french doors to rear patio and door to KITCHEN, (8'11" x 9'10") range of white base and tall cupboards with timber effect roll top work surface, stainless steel sink and drainer, tiled floor, double glazed window

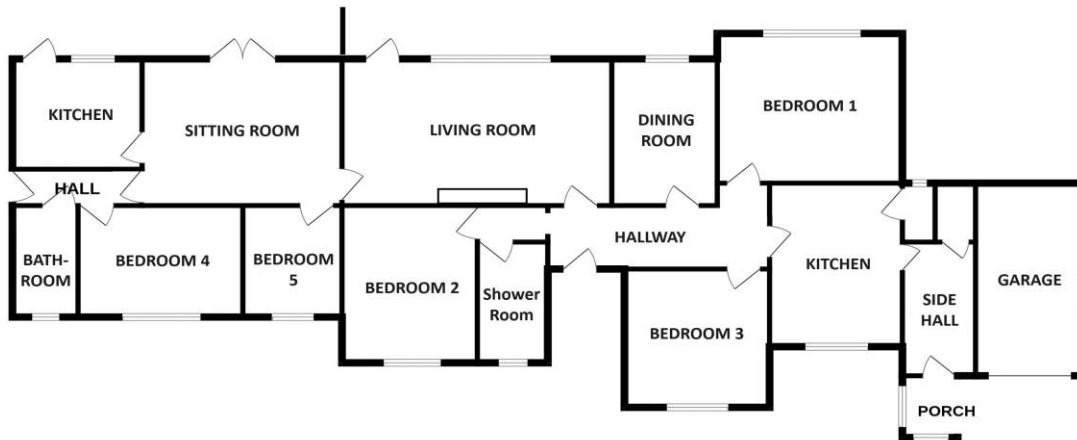
and door to rear. BEDROOM 4, (9' x 12'6") coved ceiling and newly fitted double glazed window to front elevation. BEDROOM 5, (9' x 7') single room with double glazed window to front elevation. BATHROOM, (9' x 5') modern white suite including panelled bath with mixer tap and hand held shower, low level WC and wash hand basin with vanity cupboard, tile effect floor, tiled to lower walls, frosted double glazed window to side elevation.

Newly fitted wrought iron double gates lead to a generous tarmac driveway and parking area with room for several cars and access to attached single GARAGE, (15'4" x 8'4") single up and over door, double glazed window to side. Gated pathway to front door with large lawned front garden, substantial principally lawned side garden incorporating kitchen garden with raised vegetable and fruit beds, timber framed potting shed and greenhouse. Rear garden, principally lawned with a large natural Indian sand stone patio, fringed by mixed flower beds, shrubbery and fine rural views. Further timber framed store shed.

PLEASE NOTE: Clause 2 of the Planning Approval for the construction of the Annexe for Arosfa states: "The ancillary residential accommodation hereby permitted shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as Arosfa, Ewenny Road, Wick and the internal link to the main dwelling shall be retained at all times. Reason: To avoid the creation of a separate unit of residential accommodation and to ensure compliance with Policies ENV1 of the Unitary Development Plan.

Currently, Council Tax is paid on the main house with a separate Council Tax payment for the annexe.

GROUND FLOOR
1800 sq.ft. (167.2 sq.m.) approx.



TOTAL FLOOR AREA: 1800 sq.ft. (167.2 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.

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Directions

From our Cowbridge office travel in a Westerly direction taking the left hand turning onto the Llantwit Major Road. On reaching a T junction turn left. After passing Llandow Industrial Estate take the next right hand turning passing the go-kart track, take the immediate left and at the 'T' junction turn right. Follow this road over the railway bridge for approximately ¼ of a mile. At the 'T' junction turn right and continue along this road into the village of Wick. Driving through the village, turn right by the shop onto the Ewenny Road. Follow the road a short distance out of the village where Arofa is on your right hand side.

Tenure

Freehold

Services

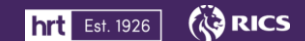
Mains water, electric, gas and cesspit drainage
 Council Tax Band F
 EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | 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.

