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herbert r thomas

33 St. James Road
Wick, The Vale Of
Glamorgan, CF71 7QW

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33 St. James Road

Asking price **£249,950**

Very well presented, modern semi-detached house in a quiet, residential development. Village amenities include shop and two public houses, with walking access into the surrounding countryside and nearby coastal paths.

Immaculately presented two bedroom modern semi-detached house

Hallway and cloakroom, rear living room, fitted kitchen

Landing, two double bedrooms and bathroom

Lawned front garden and double length driveway

Paved and lawned rear garden with partial rural views

Quiet residential development with village amenities, countryside and coastal walks nearby



Very well maintained, modern semi-detached house in a quiet, residential development. Village amenities include shop and two public houses with walking access into the surrounding countryside and nearby coastal paths.

Canopied entrance, panelled composite door to HALLWAY (10'6" x 6'8"), half turn traditional spindle staircase with hardwood rail, timber effect flooring, centre light. CLOAKROOM (5' x 2'8") white low level WC, corner pedestal wash hand basin with tiled

splashback, tile effect vinyl floor and frosted double glazed window. LIVING ROOM (14'3" x 13'7"), matching timber effect floor, double glazed French doors to rear garden. Large understairs cupboards with shelving. KITCHEN (9'10" x 6'8"), white fitted base and wall cupboards with timber effect worktops, stainless steel sink and drainer, integrated single oven, gas hob and extractor, spaces for washing machine, fridge freezer and

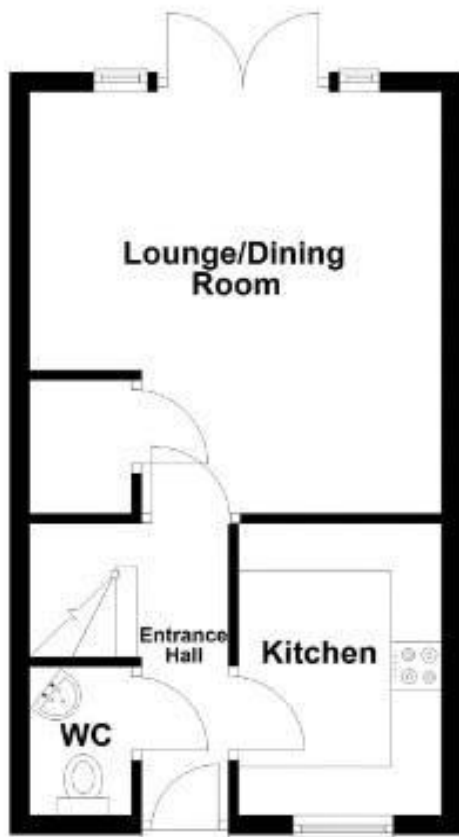
dishwasher, concealed mains gas combination boiler, double glazed window to front elevation.

First floor landing with loft hatch and doors to BEDROOM ONE (13'8" x 8'8") double glazed windows to rear with partial rural views and pendant light. BEDROOM TWO (10'8" x 8'6"), presently used as a work space, part fitted carpet, part vinyl floor, built in double wardrobe and deep storage cupboard, double glazed window to front elevation. BATHROOM (5'8" x 6'7"), white suite including panelled bath with shower and glazed shower screen over, pedestal basin and low level WC, tile effect vinyl floor, part tiled to walls and heated towel rail.

Lawned front garden with pathway to front door. Tarmacademed driveway to side providing parking for two cars. Side gate to rear garden; raised and gravelled sitting area with partial timber screen, steps down to rear lawn enclosed by timber fencing.

Ground Floor

Approx. 331.8 sq. feet



First Floor

Approx. 331.8 sq. feet



Total area: approx. 663.5 sq. feet





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 upon reaching the 'T' junction turn left and continue to the roundabout taking the 3rd turning onto the B4265, proceed without deviation for approximately 3 miles entering the village of Wick. Drive through the village and after passing 'The Star Inn' on your right, turn next left into St James Rd shortly before leaving the village. Follow St James Rd and No.33 lies on your right hand side.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band D

EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	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.