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Millstones
Windmill Close
Wick, The Vale Of
Glamorgan, CF71 7QU

Millstones Windmill Close

Guide Price £629,950

This extended five bedroom detached family home offers spacious living and bedroom accommodation situated in a peaceful cul-de-sac within Wick village

Detached five bedroom family home

Well-maintained and presented accommodation throughout

Two reception rooms plus conservatory extension

Kitchen/breakfast room, utility room and ground floor shower room

Impressive, Master bedroom suite with a large ensuite bathroom

Off-road parking and integral garage/workshop

Mature landscaped garden plot

Walking distance to Primary School public houses and general store.

Viewings highly recommended





This extended detached five bedroom property is offered to the market with vacant possession, and no ongoing chain. It offers well presented living and bedroom accommodation. It is ideal for a large or growing family. It lies within walking distance to the village primary school, public houses and general store and is a short distance to the Heritage Coast line.

The accommodation briefly comprises of an entrance porch, leading via a glass panel into the HALLWAY (14'10" x 5'10"). Stairs rise to the first floor. High gloss porcelain tiled floors which continue into the kitchen/breakfast room and dining room. The LOUNGE (12'11" x 19'10") with picture window to front overlooking the lawned garden, plus French doors flanked by windows giving access and views into and through the CONSERVATORY (12'2" x 11'). The lounge has a wood burning stove set on a slate hearth. An open archway from the lounge and door from the hallway gives access to the DINING ROOM (13'7" x 9'10") which has a window enjoying views of the rear garden. The KITCHEN/BREAKFAST ROOM (13'7" x 10'10"), also with views of the garden offers an extensive range of light oak, base and wall mounted units with rolltop worksurfaces with splashback tiling over. Integrated double oven, induction hob with hood above, dishwasher and baseline fridge. Beyond the kitchen is a UTILITY ROOM (11'2" x 5'11") with

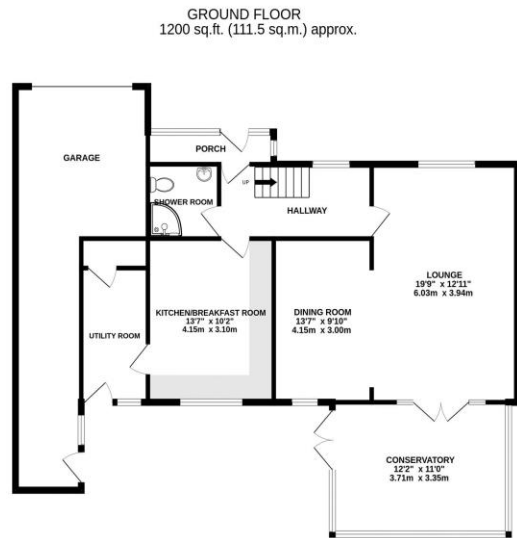
pedestrian door and window to rear. It offers a further range of base and wall mounted units with space and plumbing for washing machine and tumble dryer. A boiler room houses, the central heating boiler and has further storage space for white goods. The ground floor SHOWER ROOM (6'4" x 5'10") has a white three-piece suite, which includes a fully tiled corner shower cubicle with an electric shower fitted and large wall mounted mirror.

The first floor LANDING with window to front has a built-in airing cupboard housing a hot water tank. An inner landing has a loft inspection point. The property has five bedrooms. The MASTER BEDROOM SUITE (14'4" x 16'7") comprises a large bedroom with French doors, flanked by windows plus glazed apex above, enjoying views over the rear garden and giving access onto an enclosed balcony. The room has a high vaulted ceiling with visible roofing timbers. The equally impressive EN-SUITE BATHROOM (9'10" x 13'9") has glazed French doors with glazed apex above to front, enjoying far-reaching views, leading out to a Juliet style balcony. The bathroom has a white five piece suite; comprising a contemporary freestanding roll top bath, corner shower cubicle with mains shower fitted, suspended low-level WC, bidet and sink unit. BEDROOMS TWO (13'7" x 9'11"), THREE (12'11" x 9'2") and

FOUR (9'3" widening to 10'11" x 9'9") are all located at the rear of the property enjoying views over the garden. Bedrooms Two and Three both benefit from built-in double wardrobe cupboards. BEDROOM FIVE (9'10" x 8'7") is located at the front of the house, it is currently used as a home office and also benefits from a built-in double wardrobe cupboard. The FAMILY BATHROOM (5'8" x 7'8") with a white three-piece suite comprises a shower panel bath with a mains power shower, low-level WC and pedestal wash hand basin with full tiling to floor and walls.

Outside, to the front of the property is a lawned garden with mature shrubs and flower borders. Brick paved driveway offering parking space for several vehicles. To the rear is a level lawned garden bordered by block walling. It has a paved, decked and ornate gravel areas extending from the rear of the house. Mature and well-maintained shrubs and trees specimens. Detached greenhouse.

Integral GARAGE/ WORKSHOP (8'11" widening to 14'8" x 39' max) with remote controlled sectional up and over door from the driveway. This large garage/workshop has a pedestrian door and window to rear. A fitted range of base and wall mounted storage units. It benefits from power and lighting, plus a sink unit.



TOTAL FLOOR AREA: 2122 sq.ft. (197.2 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

Travelling from Llantwit, Major towards Wick, as you enter, the village, take the left-hand turning into Windmill Close. Turn immediately right, unfollow this driveway through where millstones will be found on the right hand side.

Tenure

Freehold

Services

Mains water, electricity, drainage and oil central heating
Council Tax Band G
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

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

hrt Est. 1926



Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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.

