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herbert r thomas

18 Beaconsfield
Wick, The Vale Of
Glamorgan, CF71 7QX

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18 Beaconsfield

Asking price **£425,000**

A well-presented, modern four-bedroom detached family home with driveway parking.

Well-presented family home with four double bedrooms

Charming village location

Considerable Kitchen/Dining Area

Well-maintained garden space with Summer House

Ample off-road parking

David Wilson – Holden design home

Walking distance to local amenities

Cardiff 22 miles, Cowbridge 7 miles, Bridgend 7 miles





A well-presented, modern four-bedroom detached family home with driveway parking, located in the charming village of Wick within walking distance to local pubs, shop, primary school, and heritage coastline.

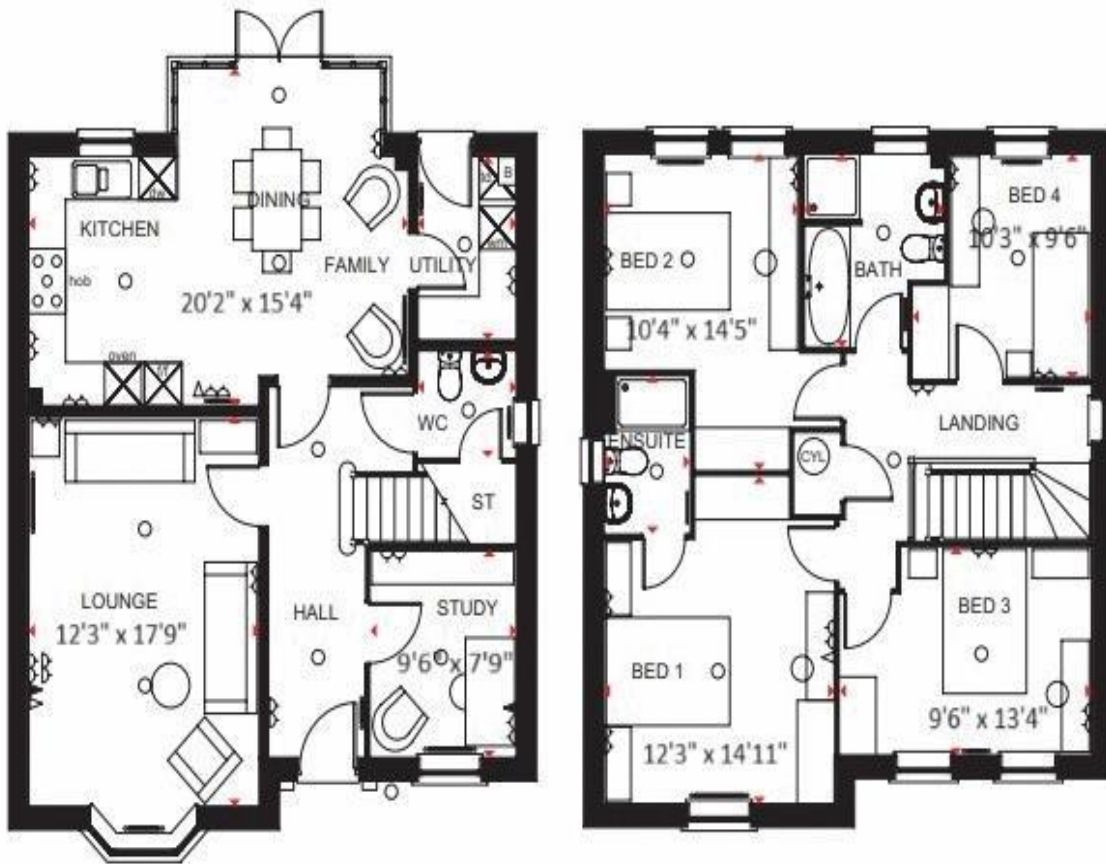
A low gradient walkway leads to the front entrance, into spacious HALLWAY with LVT flooring. Flexible SECOND RECEPTION ROOM, offers space that can be utilised for a playroom or office/study. The hallway continues to MAIN LOUNGE, an excellent family social space with captivating bay fronted window. A downstairs WC offers low-level WC, and modern hand wash basin. Accessed from hallway to the fully fitted KITCHEN/DINER, with an array of low and high

level, modern white cupboards with contemporary handles. There is an integrated fridge/freezer, oven, and separate grill, six ring gas hob and integrated dishwasher. UTILITY ROOM has a continuation of the base units, there is space for tumble dryer and washing machine, with an Ideal Logic boiler in cupboard above. A fantastic dining space with French doors leads to a good size garden which is maintained to a high standard.

To the first floor, fully carpeted LANDING gives access via the attic with a pull-down ladder and cupboard housing the water tank and some extra storage space. To the front of the property lies the MASTER BEDROOM, with two sets of

integrated triple wardrobes and fully fitted EN-SUITE SHOWER ROOM with double shower. BEDROOM TWO has a lovely double aspect overlooking the garden. BEDROOM THREE also offers a double aspect with views to front. BEDROOM FOUR has space for a double bed and wardrobe. FAMILY BATHROOM has fitted modern bath, separate shower cubicle and modern wash hand basin.

The property boasts a well-maintained frontage with decorative chippings and shrubbery. The driveway can accommodate up to two vehicles. The rear garden offers a patio with delightful seating area, grassed area with pretty borders, SUMMER HOUSE and outdoor electric point.





Directions

From our Cowbridge office, travel in a Westerly direction up the High Street, turning left on the Llantwit Major road. Follow this road until reaching a "T" Junction, turning left at the "T" junction. On approaching Llantwit Major, take the third exit, at the roundabout, continue along this road into the village of Wick. Drive through the village passing The Star Inn on your right hand side, take the next turning left onto St James' Road, take the second left onto Beaconsfield where No.18 will be on your right hand side as indicated by our 'For Sale' board
 What3words: crew.works.ideals

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
 Council Tax Band G
 EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 83 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.

