



# hrt

herbert r thomas  
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19 St. James Road  
Wick  
Nr. Cowbridge  
The Vale Of Glamorgan  
CF71 7QW

## 19 St. James Road

Asking price **Offers Over**  
**£399,950**

A modern four bedroom detached family home situated in an enviable position enjoying views over the neighbouring green, with enclosed landscape garden off-road parking and single garage.

Modern David Wilson home built four bedroom family home.

Sought after rural village, Benefiting from Primary School, Public houses and general store.

Enviably position on development adjacent to Green and park.

Generous size plus plan kitchen/dining room.

Utility room and ground floor cloakroom.

Four bedrooms, first floor (three doubles and one single).

En-suite shower room and family bathroom.

Enclosed landscaped side garden.

Private driveway and single garage.

Viewings highly recommended.





This modern David Wilson built, four bedroom detached property will make an ideal family home. It is situated in an enviable position on the development adjacent to the green and park. It lies within walking distance of all village communities, including primary school public houses and general store.

The accommodation briefly comprises: A central entrance HALLWAY, with stairs rising to the first floor, with built-in cloaks storage cupboard. Door into a ground floor CLOAKROOM housing a white two-piece suite and the same vinyl flooring as the entrance hall. The light and airy open plan KITCHEN/ DINING ROOM with window to front with views of the green plus box bay, with floor to ceiling windows and French doors giving access and views into the landscape garden. Within the kitchen is a range of base, wall-mounted, larder and peninsula units in a high gloss grey, with 'butchers block' effect work surfaces and matching splashback. Integrated double oven and six ring gas hob with fitted cooker hood over, dishwasher and fridge/freezer. The room has vinyl tiled flooring which continues into the UTILITY ROOM with the same range of fitted units and work surfaces as the kitchen, plus space and plumbing for white goods. Central heating boiler within wall unit. Pedestrian door to rear. Access into under stairs storage cupboard. The LOUNGE is a generous sized room with window to front, and has two windows including bay window to side.

The first floor LANDING with window to rear, has a built-in airing cupboard plus loft inspection point. BEDROOM ONE is dual aspect with window to front with views onto the green, plus window to side overlooking the garden. The room has a fitted range of wardrobe furniture and benefits from an en-suite shower room with window to side. The EN-SUITE has

a white three-piece suite including fully tiled double shower cubicle with mains shower fitted. BEDROOM TWO and BEDROOM FOUR both have windows to front enjoying views over the green. Bedroom four is a single bedroom with built-in over-stairs wardrobe cupboard. BEDROOM THREE has a window to side with far reaching views across the countryside and into the Bristol Channel. The FAMILY BATHROOM with window to rear, has a white three-piece suite with a panel bath, low-level WC and pedestal wash and basin with splashback tiling behind and vinyl flooring.

Outside to the front of the property is a forecourt garden boarded by wrought iron railings. A flagstone path leads to the front door. Raised shrub and flower borders. To the side of the house is the landscaped, enclosed garden. It has a patio which extends from the box bay in the kitchen/dining room with steps up to a lawned garden bordered by walling and overlap fencing, with mature shrub borders. A gate leads to a private driveway with parking for two vehicles ahead of the semi-detached garage. The GARAGE (10'3" x 19'9") has a single up and over door from the driveway and benefits from power and lighting.





## Directions

From Cowbridge travel south to Nash Cross, Turn left and continue on this road towards Llanwit Major. At the roundabout, turn right and continue along this road into the village of Wick. Proceed through the village passing the public houses and general store. Turn left into St. James Road. Continue into the development bearing left, follow this As it meanders through the estate. At the tea junction, proceed straight ahead into a private shared driveway. The driveway and garage for number 19 is the right hand side of the drive/garages on the left-hand side. Walk between the neighbouring properties and bear left when number 19 is the last property before reaching the green.

What3words: digestion.movie.exporters

## Tenure

Freehold

## Services

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by  
appointment through  
Herbert R Thomas

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