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Sandalwood

Chapel Road

Wick

The Vale Of Glamorgan

CF71 7QJ

Sandalwood

Asking price **£429,500**

Detached three double bedroom dormer bungalow of excellent proportions, well-presented and occupying a generous and well-kept garden plot with views to the village green to the front and spectacular views over open countryside towards the Bristol Channel to the rear.

Well-presented spacious detached dormer bungalow in a beautiful village setting with sea views to rear.

Entrance hallway, living room with wood-burning fire, sitting room open plan to kitchen dining room, ground floor double bedroom and adjacent shower room.

Two first floor double bedrooms and bathroom.

Generous garden plot extending to approximately 0.153. acres.

Front lawn, extensive parking and single garage with solar panels over, utility room, Sandstone paved and lawned rear gardens with beautiful views.





Hard wood double glazed double doors to HALLWAY, spindled staircase to first floor with understairs cupboard, natural stone tiled floor. LIVING ROOM with matching natural stone flooring, double glazed window to the village green/ cricket ground, recessed wood burning fire with flagstone hearth and stone mantle over. Delightful open-plan space to the rear of the property combining a SITTING ROOM with natural stone floor and double glazed French doors to rear garden with views beyond, open-plan to KITCHEN DINING ROOM, range of Shaker style fitted cupboard and oak block worktops with stainless steel one and a half bowl sink and drainer, integrated appliances include double oven, ceramic hob and extractor, fridge, double oven and dishwasher, ample room for family sized dining table, French doors and windows to rear.

Doors from hallway to ground floor double BEDROOM with Upvc double glazed window to front elevation and adjacent ground floor WET/ SHOWER ROOM, white low level WC and wash hand basin with vanity cupboard, mosaic tiled shower base with mains shower attachment, tiled floor and walls, chrome heated towel rail and frosted double glazed window.

Quarter turn staircase to first floor LANDING with doors to DOUBLE ROOM (2), low, mirrored, sliding doors to a very deep walk-in wardrobe/ storage area. Further eaves cupboard, loft hatch and double glazed window with sea views. Double BEDROOM THREE, again, of excellent proportions, double glazed window with rural and sea views, shelved storage cupboard and low, mirror doored access to wardrobe/ storage space. BATHROOM, white suite including panelled bath with mixer tap, shower and shower screen, low level WC and pedestal wash hand basin, chrome

heated towel rail, ceramic tiled floor and double glazed window.

The first floor accommodation is dormered to the rear. A further dormer to the front would allow considerable potential to create additional first floor accommodation (subject to planning permission).

Sandalwood occupies a most substantial plot extending to approximately 0.153 acres with front lawn, well-stocked mixed flower and shrub beds, with views to the village green/ cricket pitch to the front.

A driveway extends to the side of the property leading on to a semi-detached GARAGE. Over the garage is a bank of PV solar panels, and to the rear of the garage is a UTILITY ROOM with space and plumbing for washing machine, tumble dryer, freezer etc. Adjacent to the rear of the garage is an air source heat pump which provides central heating. The rear garden has a south west facing aspect, is level and of a generous size with sandstone paved sitting area, two lawns split by a low natural stone wall with raised beds and a fabulous open aspect to fields and sea views beyond. To the far side of the property are a useful set of garden sheds and wood stores.





Directions

From our Cowbridge office head in a westerly direction up the high street turning left onto the Llantwit Major Road, follow this road turn left at T Junction heading towards Llantwit Major. At the large roundabout approaching Llantwit Major, take the 3rd turning towards Wick. On entering the village take the second turning left immediately before 'The Lamb and Flag', past the school on reaching a T Junction go straight across, down Trepit Road with the village green on your left hand side. Turn left onto Chapel Road where Sandalwood can be found on your right hand side.

Tenure

Freehold

Services

Mains water, drainage and electricity. Heating via an air source heat pump.

Council Tax Band F

EPC Rating

Viewing strictly by appointment through
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hrt Est. 1926 **RICS**

Energy rating and score

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

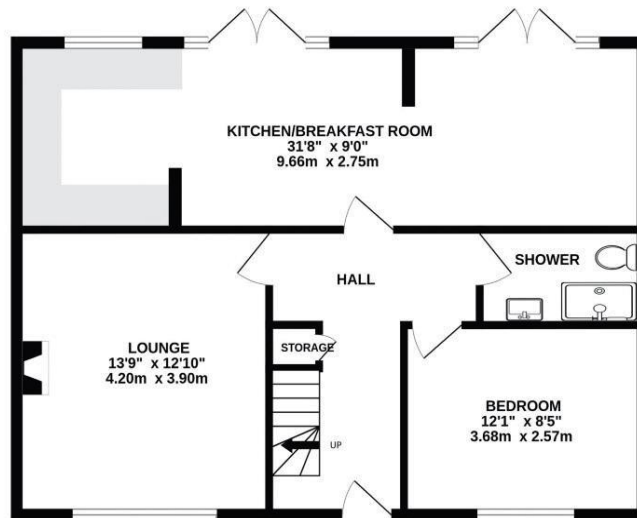
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

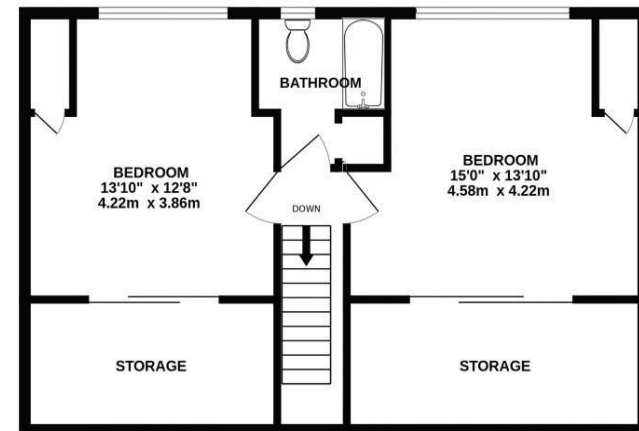
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
856 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 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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