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Dolwar
St. Brides Road
Wick, The Vale Of
Glamorgan, CF71 7QB

Dolwar St. Brides Road

Asking price **£325,000**

Detached three double bedroom dormer bungalow in a generous plot, located in a well-regarded village close to rural and coastal walks and in need of modernisation.

Garage linked detached three double bedroom dormer bungalow in need of some modernisation

Entrance hall, large living room and open plan dining room, rear conservatory

Newly fitted kitchen with integrated appliances, utility room and WC

Ground floor bedroom and en-suite wet room/ shower room

Landing, two first floor double bedrooms and bathroom

Parking and garage

Lawned front garden and large principally lawned south facing rear garden

Village location with access to rural and coastal walks





Detached three double bedroom dormer bungalow in a generous plot, located in a well-regarded village close to rural and coastal walks and in need of modernisation.

Upvc double glazed entrance door and side panel to HALLWAY (11'4" x 6'3"), spindled staircase to first floor with understairs cupboard. Door to large LIVING ROOM (22'10" x 12'1"), Upvc double glazed window to front elevation, raised fireplace with electric insert, timber surround and slate hearth. 'L' shaped and open plan to DINING AREA (9'7" x 8'7"), double glazed window to rear elevation. Internal french doors to CONSERVATORY (10'10" x 8'8"), Upvc double glazed windows and sliding patio doors, polycarbonate roof, view to generous rear garden. KITCHEN

BREAKFAST ROOM (13' x 9'1"), newly fitted Shaker style fitted kitchen with range of base and wall cupboards, integrated single oven, gas hob and extractor, granite effect work top with stainless steel sink and drainer, double glazed window to rear. Glazed internal door to REAR HALL/ UTILITY ROOM, door to garden, cubicled storage and WC. Connecting door to garage.

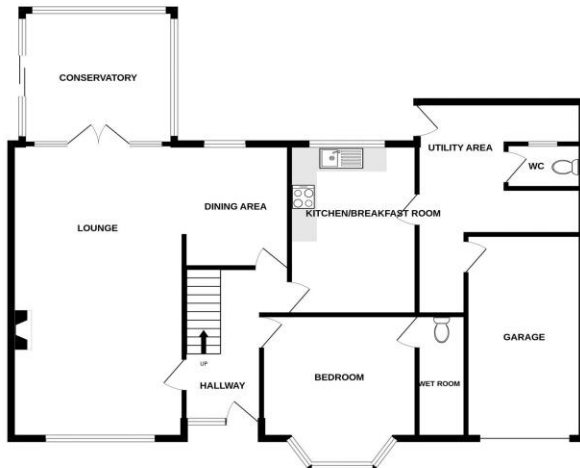
Door from hallway to ground floor BEDROOM 3 (11'6" x 11'7" into wide bay), double glazed bay to front and door to WET ROOM (8'1" x 3'1") white low level WC and wash hand basin, shower area with floor drain and electric shower attachment, chrome heated towel rail.

LANDING, double glazed window to front elevation and doors to BEDROOM 1 (11'10" x

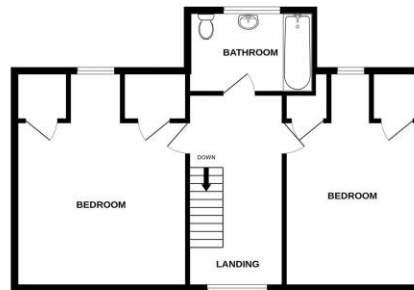
15'6" max), Upvc double glazed window to rear elevation. Built in cupboard and airing cupboard containing Worcester mains gas boiler. Double BEDROOM 2 (11'10" x 15'6" max), Upvc double glazed window to rear, two fitted cupboards. BATHROOM (5'6" x 8'4"), coloured suite including panelled bath with electric shower over and pedestal wash hand basin, low level WC, part tiled walls, and double glazed window to rear.

Front lawn and shrubbery, concrete driveway and additional gravelled parking. Attached single GARAGE (17'6" x 8'6") single up and over door. Generous, flat, principally lawned and paved rear garden with mature shrubbery to rear.

GROUND FLOOR



1ST FLOOR



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

From our Cowbridge office travel in a Westerly direction taking the left hand turning onto the Llantwit Major Road. On reaching a T junction turn left. After passing Llandow Industrial Estate take the next right hand turning passing the go-kart track, take the immediate left and at the 'T' junction turn right. Follow this road over the railway bridge for approximately ¼ of a mile. At the 'T' junction turn right and continue along this road into the village of Wick. Driving through the village, before leaving the village Dolwar is on the main road on your left hand side.

Tenure

Freehold

Services

Mains water, gas, drainage and water
Council Tax Band E
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	57 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.

