





2 Blaendewi

Wick, Cowbridge

SUPERB LIVING SPACE AND QUIET POSITION with this EXTENDED traditional semi detached home, located in the heart of the sought after village of Wick, in the Vale of Glamorgan, within easy reach of the Heritage Coastline. Briefly the property comprises to the ground floor entrance porch and hallway, sitting/dining room, kitchen/breakfast room, inner and rear hallway, and cloakroom/WC. To the first floor are three bedrooms and a family bathroom. Outside are mature gardens to the front and rear. The property enjoys gas central heating and UPVC windows and UPVC Sash windows to the front elevation, with UPVC French doors to the rear. Wick is known for its respected local primary school, and also has a local corner shop, pubs and is within easy reach of Llantwit Major, Cowbridge and Bridgend for shopping. 2 Blaendewi is a rare opportunity to buy such a property in the village, and viewings are recommended to fully appreciate the space, position, and potential for further modernising. No forward chain. Please note we understand that the footings are in place with the kitchen extension which would allow a two storey extension if desired over the kitchen - allowing for 4th bedroom and second bathroom. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- SEMI DETACHED HOME.





2 Blaendewi

Wick, Cowbridge

- SEMI DETACHED HOME.
- NO FORWARD CHAIN. EPC E44.
- 3 BEDROOMS. CLOAKROOM/WC.
- EXTENDED. GCH. UPVC.
- UPVC SASH WINDOWS TO FRONT.
- NON ALLOCATED PARKING TO FRONT.
- FRONT AND REAR GARDENS.
- SOUGHT AFTER VILLAGE.





GROUND FLOOR

Entrance Hallway

Opaque glazed front entrance door. Ceramic floor tiles. UPVC sash window to front. UPVC window to front. Radiator. Stairs to first floor. Glazed doors to sitting room and inner hallway.

Sitting/Dining Room

13' 0" x 23' 11" (3.96m x 7.29m)

UPVC sash windows to front. Radiator. Gas fire with back boiler and fireplace surround, supplying the central heating. UPVC French doors to rear.

Inner Hallway

opening to kitchen. Door to rear hallway. Radiator. Ceramic floor tiles.

Kitchen

11' 2" x 11' 7" (3.40m x 3.53m)

UPVC window to rear and side. Radiator. Ceramic floor tiles. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl sink with mixer tap. Space for white goods. Inset gas hob with oven.

Rear Hallway

UPVC opaque glazed door to rear. Door to cloakroom/WC. Ceramic floor tiles.

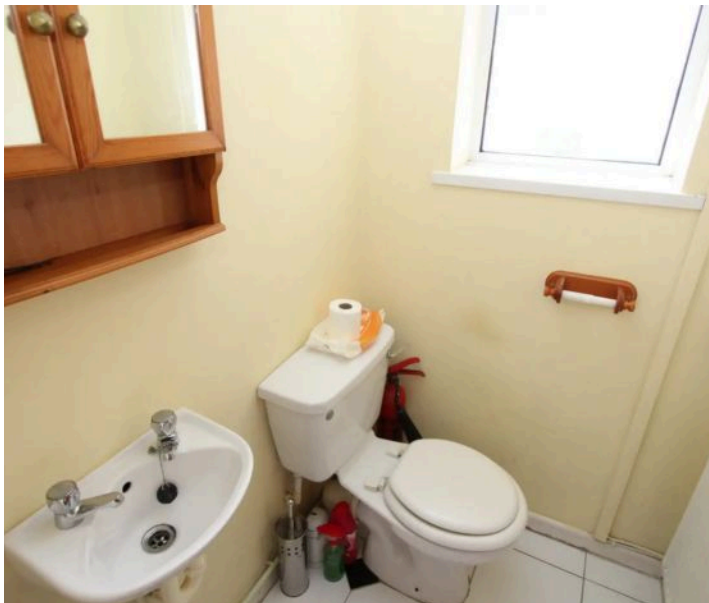
Cloakroom/WC

UPVC opaque window to front. Low level WC. Wash hand basin. Radiator. Ceramic floor tiles.

FIRST FLOOR

Landing

Loft access. Doors to bedrooms and family bathroom. UPVC window to side.





Family Bathroom

6' 4" x 5' 11" (1.93m x 1.80m)

UPVC opaque window to rear. Low level WC. Pedestal washing hand basin. Panelled bath with electric shower over. Radiator. Ceramic wall and floor tiles.

Bedroom 1

12' 3" x 10' 0" (3.73m x 3.05m)

UPVC sash window to rear. Radiator. Built in wardrobes.

Bedroom 2

11' 0" x 8' 6" (3.35m x 2.59m)

UPVC sash window to front. Radiator. Built in wardrobes.

Bedroom 3

7' 7" x 9' 4" (2.31m x 2.84m)

UPVC sash window to front. Radiator.





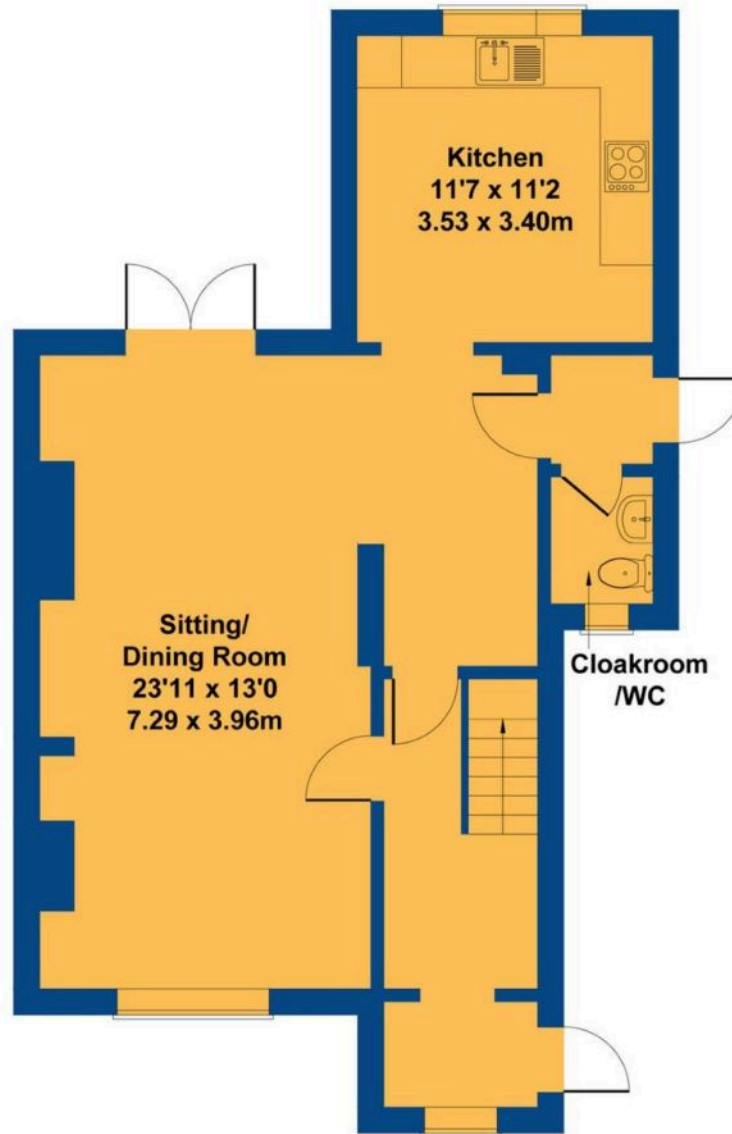
GARDEN

Front Garden - enclosed and laid to lawn. Gate. Non allocated parking to front. Rear garden - an impressive enclosed garden, level garden laid to lawn Gate to side. Shed/store. Paved area for table and chairs etc.

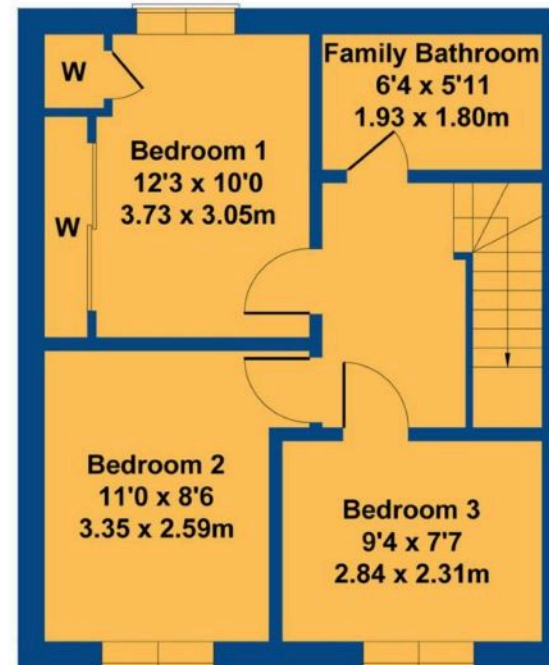


2 Blaendewi

Approximate Gross Internal Area
1087 sq ft - 101 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.