



Millstones, Windmill Close
Wick, Nr Cowbridge, Vale of Glamorgan, CF71 7QU

Watts
& Morgan



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Nr Cowbridge, Vale of Glamorgan, CF71 7QU

Guide Price £649,950 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A substantial five bedroom detached family home nestled in the reputable Vale village of Wick. Within the heart of this small Village, and a short drive to several beaches and Cowbridge high street. Accommodation comprises; entrance porch, hallway, ground floor shower room, generous lounge with wood burner, dining room, conservatory, kitchen/breakfast room and utility. First floor leads to a superb principal bedroom with large 5-piece en-suite bathroom, four further double bedrooms and a 3-piece family bathroom. Externally enjoying a large plot with front and rear lawned gardens, private driveway parking for several vehicles and a double garage.

No on-going chain. EPC Rating; 'E'.

Directions

Cowbridge Town Centre – 6.5 miles

Cardiff City Centre – 22.7 miles

M4 Motorway – 9.1 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

ABOUT THE PROPERTY

Neatly tucked away within a small cul-de-sac, and approached from a shared driveway, lies 'Millstones' occupying a generous plot in a quiet position,

A uPVC porch provides the entrance to the property with an additional uPVC door leading through into the hallway with a carpeted staircase leading to the first floor. A 3-piece shower room serves the ground floor.

The lounge is a light and airy generous reception room fitted with laminate wood flooring. A focal feature to this room is the freestanding 'Woodwarm' log burner with floating timber mantel and an archway leads through into the dining room (also accessed from the hallway).

Located just off from the lounge lies the uPVC constructed conservatory with polycarbonate roof offering continuation of wood laminate flooring and French doors lead out onto the rear garden. This room is a lovely, peaceful place to enjoy the outlook over the rear garden.

The kitchen/breakfast room offers an outlook over the garden and has been fitted with a range of traditional pine shaker-style wall and base units with display cabinets and complementary laminate work surfaces. A range of integral appliances to remain to include; 'Zanussi' eye-level oven with grill, 'Miele' dishwasher, 'Hotpoint' 4-ring induction hob and an under-counter fridge. Ample space is provided for a breakfast table and chairs with high gloss ceramic floor tiles.

Located just off from the kitchen/breakfast room is a utility which provides plumbing for two appliances, along with additional wall and base units. The utility leads into a walk-in storage cupboard which also houses the freestanding oil central heating boiler. Access from the utility is provided out to the rear garden.

The first floor landing enjoys an outlook over the frontage and further across to farmland with the original 'windmill'. An airing cupboard houses the hot water tank with shelving for laundry and a loft hatch gives access to the loft space.

The principal bedroom forms part of a previous extension to the property, and offers a superb vaulted ceiling with uPVC French doors leading out onto a decked balcony enclosed with steel balustrade offering an outlook over the rear garden. This spectacular main bedroom provides ample space for freestanding bedroom furniture and benefits from its own 5-piece luxurious en-suite bathroom with freestanding roll-top bath and separate corner shower enclosure. This en-suite has the benefit of French doors which open onto a 'Juliette' balcony enjoying a lovely view out over fields.

Four further double bedrooms complete the first floor; with three bedrooms having the benefit of their own fitted wardrobes, and each have shared use of the 3-piece family bathroom.



GARDENS AND GROUNDS

Millstones is approached off a shared access driveway (with one neighbouring property) onto a private block paved driveway providing off-road parking for several vehicles, leading to a double garage with an electrically operated roller shutter door, full power and water supply.

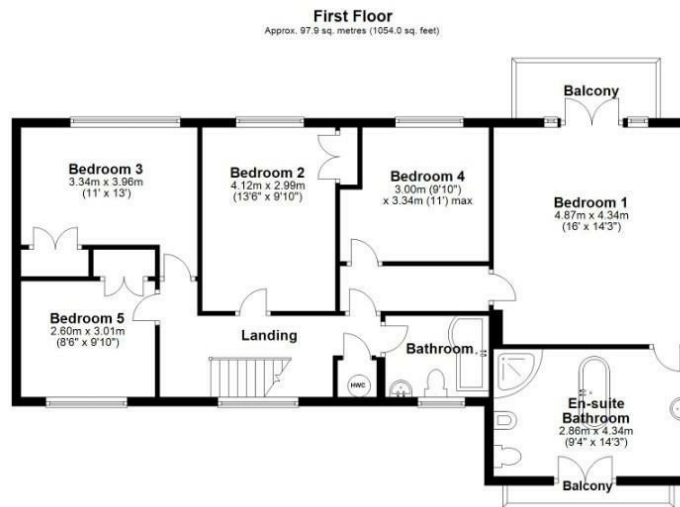
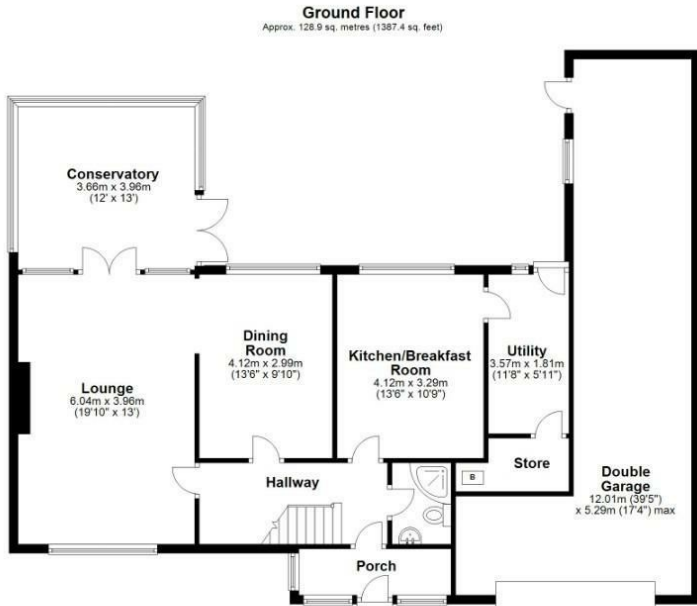
Neatly positioned within this quiet cul-de-sac of similar style houses, Millstones enjoys a generous plot with a predominantly lawned front garden, part enclosed by traditional wall and mature shrubbery.

Access to the side of the property leads around to a full landscaped rear garden which presents a large lawn and offers a good degree of privacy, surrounded by mature shrubbery and tall trees. This west-facing garden has a decking area and a large patio area which provides ample space for Al-Fresco dining.

Also on offer is a greenhouse and a courtesy door provides access into the double garage with versatile workshop area.

ADDITIONAL INFORMATION

Mains water, electricity and drainage. Oil-fired central heating. Council tax band G. We are awaiting grant of probate which is to be submitted shortly.

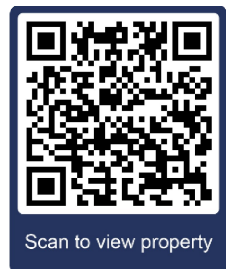


Total area: approx. 226.8 sq. metres (2441.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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