



Hafren, 1 Church Road  
Nr Cowbridge, CF71 7QS

Watts  
& Morgan



**Hafren, 1 Church Road, Wick,  
Nr Cowbridge, Vale of Glamorgan, CF71 7QS**

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**Guide price: £499,950 Freehold**

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A very well-maintained detached property offering flexible accommodation throughout. Positioned with front-facing views over the Church in the quiet, reputable village of Wick. Comprising; superb entrance hallway, generous lounge with gas fire, kitchen/breakfast room with French doors, dining room / sunroom, utility / 4-piece bathroom and two ground floor bedrooms. First floor landing with two double bedrooms; one with en-suite bathroom. Externally enjoying a generous plot with well-manicured front and rear gardens, plus large driveway leading to single garage.



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### Directions

Cowbridge Town Centre – 6.7 miles

Cardiff City Centre – 22.9 miles

M4 Motorway, J 35 Pencoed – 9.1miles

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## Summary of Accommodation

### About the property

- \* The principal entrance doorway opens into the welcoming double-height hallway with superb vaulted ceiling and a carpeted half-turn staircase leads to the first floor. On offer is a useful shelved storage cupboard and alcove under-stairs.
- \* Double oak doors open through into the lounge which is a generous reception room offering a broad window to the front aspect with views over the Church. A central feature to this room is the log burner style gas fire with oak mantel, LED spotlighting and slate hearth.
- \* The kitchen/breakfast room is located to the rear of the property and has been fitted with a range of shaker style farmhouse sage wall and base units with butchers block oak work surfaces. A range of integral appliances to remain to include; 'Miele' 5-ring gas hob with glass splash-back and stainless extractor hood over; 'Siemens' eye-level oven plus additional microwave/grill/oven, dishwasher and a 'Samsung' freestanding American-style fridge/freezer to remain. The breakfast area presents French doors leading out to the rear patio area offering a bespoke co-ordinating fitted bench with pull-out drawers and additional wall cabinets.
- \* Further along the hallway lies the dining/sun room which enjoys views out over the rear garden with access via sliding patio doors - a versatile space with dining furniture to remain, if required.
- \* Adjacent to the dining/sunroom is the utility which houses the 'Worcester' gas combi boiler with plumbing for appliances; and tiled steps lead to the ground floor bathroom which has been fitted with a 4-piece suite.
- \* A good size double bedroom is offered to the front aspect fitted with a Sigma 3 'Hepplewhite' 4-door wardrobe with 3-drawer unit concealed within. Also a single bedroom / home office.
- \* To the first floor, a landing area provides a useful storage cupboard and two doors lead to the two double bedrooms, both with a range of fitted storage and Velux windows to the rear elevation, with the larger of the two benefiting from an en suite bathroom.

### Additional information

Freehold. All mains services connected. Gas-fired combi central heating. Council tax: Band F.



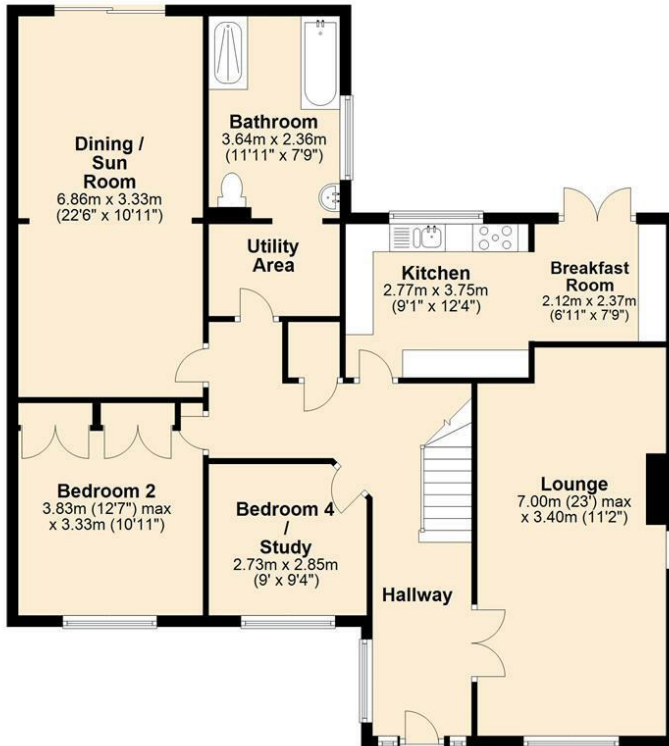
## Garden & Grounds

\*Hafren is accessed from Church Road onto a long block paved driveway running to the side of the property to the single detached garage which is accessed through a manual up and over door and offers full power supply.

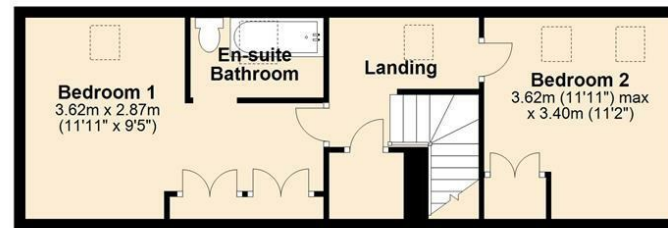
\* To the rear of the property is a south-facing landscaped and extremely well-maintained garden including decked seating area, gravel beds and raised, mature flower and shrub borders to include fig tree and palm tree. The garden enjoys a feature pond with waterfall feature and presents paved areas to sit and enjoy the quiet, relaxing and sunny aspect. Furthermore, several outbuildings to remain to include; workshop, original coal shed and timber storage shed.

\* The generous front garden offers a large lawn bordered by mature shrubs, trees and foliage with a lovely outlook towards the Church. A raised porcelain patio area provides steps up to the front entrance and enjoys the later evening sun, with side access to the rear.

### Ground Floor



### First Floor



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



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



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.



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