



## Beacons View St. Brides offers over £300,000

- NO CHAIN
- Modern Kitchen / Dining Room
- CONSERVATORY
- DOUBLE GARAGE & Driveway
- Mature, private and enclosed rear garden
- Sought After Village Location
- Short distance to Heritage coastline
- EPC Rating: D



 3  2  2



## About the property

Offered with No Chain this Three double bedroom family home is located in the sought after and close community village of Wick with ample facilities including a village shop, two village pubs, village hall, excellent village Primary school, an active Youth Club, St James Church, a rugby pitch and a village green. The property is to be sold chain free and has a wealth of history as it was built in the 1800s and was previously the village shop.

Internally the property offers spacious accommodation comprising of Kitchen / dining room, conservatory, cloakroom and living room to the ground floor and three double bedrooms and family bathroom to the first floor.

Externally the property benefits from mature gardens, a driveway and double garage.

There are several footpaths linking Wick with the surrounding countryside. Walks from Wick include those to local beaches Traeth Bach and Traeth Mawr. The Heritage coastline is just a short distance to the south and the historical market town of Cowbridge is approx. 7 miles drive away and from the village there is also a bus route in to Bridgend and Llantwit Major and surrounding areas.



### Hall

Entered via wooden front door with glazed side panel, UPVC double glazed window overlooking the front garden, doors to WC and living room, radiator, carpeted.

### Kitchen / Dining Room

#### Kitchen

9' 6" x 12' ( 2.90m x 3.66m )  
Cupboards to base and wall height, worktops inset with electric hob with extractor hood over, integrated oven, double Belfast sink with mono block tap over, integrated oven, dishwasher, washing machine and fridge freezer. UPVC double glazed window looking into the conservatory and door to conservatory, tiled flooring, open through to dining room.

#### Dining Room

10' x 8' 10" ( 3.05m x 2.69m )  
Continuation of tiled flooring, PVC double glazed door with side panels leading to the rear garden, radiator.

#### Conservatory

11' 8" x 8' 1" ( 3.56m x 2.46m )  
UPVC double glazed windows and roof, with door leading to the rear garden, continuation of tiled flooring.

#### Cloakroom

4' 5" x 4' 3" ( 1.35m x 1.30m )  
Push button Wc, pedestal wash hand basin, tiled splash back, obscured UPVC double glazed window to side, tiled flooring.

#### Living Room

14' 8" x 24' 1" (Max into recess) ( 4.47m x 7.34m (Max into recess) )  
A light and spacious room with UPVC double glazed windows to front elevation and overlooking front garden, fireplace, radiator, carpeted.

#### Landing

Doors to three bedrooms and bathroom, access to loft space, UPVC double glazed window to rear, carpeted.

#### Bedroom One

14' 8" x 11' 1" ( 4.47m x 3.38m )  
UPVC double glazed window to front, wardrobes to one wall, radiator, carpeted.

#### Bedroom Two

12' 7" x 8' 7" ( 3.84m x 2.62m )  
UPVC double glazed window overlooking the rear garden, radiator, carpeted.

#### Bedroom Three

11' 7" x 8' 7" ( 3.53m x 2.62m )  
UPVC double glazed window to side, radiator, carpeted.

#### Bathroom

6' 6" (Max into recess) x 9' 4" ( 1.98m (Max into recess) x 2.84m )  
Three piece suite comprising of bath, push button WC, pedestal wash hand basin with mirrored cupboard above and cupboard below, radiator, partially tiled walls, tiled flooring.

#### Front Garden

Area laid to lawn with flower beds, walls to boundary, driveway, up and over door for access to double garage, side gate for access to the rear garden.

#### Rear Garden

Mostly laid to lawn with mature shrubs and trees, terrace area, walls and fence to boundary, door for access to the garage, side gate leading to the front of the property.

#### Garage

A double garage with electrical points and lighting, wall mounted 'Worcester combination boiler', up and over door to the front and personnel door to the side.

#### Further Information

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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