
 5  3  3

**St. Brides Road, Wick Cowbridge**

**offers over £550,000**

 **pablack**

01446 772857  
enquiries@pablack.co.uk



## About the property

Presenting to the market a spacious and detached five-bedroom family home in the highly sought-after village of Wick, Vale of Glamorgan. This home is located near the well-regarded Primary school, local pubs, and a village shop with a Post Office, and it offers easy access to the Heritage Coastline and beaches.

Constructed by David Wilson in 2019 and backed by a 10-year NHBC guarantee, the "Manning" housetype features a bright and airy kitchen with breakfast, family, and utility areas, plus a glazed bay that opens onto the garden. The lounge includes a log burner and its own set of French doors. The ground floor also comprises a sitting room/study with built-in storage, a cloakroom, and a bay-fronted dining room, all accessible through a charming central entrance hall.

Upstairs, the master bedroom and the second bedroom both feature en suites and a generous run of fitted wardrobes. Three additional bedrooms, one designed as a dressing room with further built-in wardrobes, and a family bathroom complete this impressive home.

Internal specifications include PVC double glazed windows and a mix of tiled and carpeted flooring throughout. Externally, the property offers a double garage, gated driveway parking, a hedged boundary at the front, and a lawned area. Side access leads to an enclosed rear garden with lawn,

## Accommodation

### Entrance Hall

Accessed via composite front entrance door in to a welcoming central reception hall and open fronted porch. Tiled flooring, doors leading to cloakroom, storage cupboard, lounge, sitting room/study, bay fronted dining room, kitchen/breakfast/family room. Stairs rising to first floor. Radiator.

### Cloakroom

Continuation of tiled flooring from hallway. Corner wash hand basin with tiled splashback, w.c, and obscure glazed window to the front aspect.

### Lounge

17' 3" x 11' 6" ( 5.26m x 3.51m )  
Feature log burner. French doors opening on to rear garden with further fixed panes either side, allowing lots of natural light in. Fitted carpets

### Sitting Room /Study

11' 6" max x 7' 10" ( 3.51m max x 2.39m )  
Currently utilised as a study. Built in storage. Fitted carpets. Radiator, double glazed window to the front aspect

### Kitchen / Breakfast / Family

22' 4" max x 19' 11" max ( 6.81m max x 6.07m max )  
A wonderful, open plan, social space with bay fronted floor to ceiling fitted double glazed patio doors with span to a range of fixed pane, floor to ceiling windows overlooking the rear garden. Modern fitted kitchen with matching wall and base units with worktop space over.





Integrated fridge freezer, dishwasher, gas hob with chimney extractor hood. Double oven, stainless steel sink and drainer. Tiled flooring. Space for table and chairs and additional seating, radiator, door to storage cupboard and separate utility room.

### Utility Room

7' 6" x 5' 6" ( 2.29m x 1.68m )  
Further range of matching wall and base units, space for white goods. "IDEAL" central heating boiler housed within wall unit. Composite UPVC double glazed side door. Tiled flooring, radiator

### Dining Room

12' 7" x 11' 1" ( 3.84m x 3.38m )  
Accessed from both the kitchen and main reception hall. Fitted carpets. Bay window to the front aspect. Radiator

### First Floor Landing

Accessed via carpeted staircase on to a spacious gallery landing. Access to fully boarded loft, double doors to storage cupboard housing hot water tank, radiator and doors to all first floor rooms

### Master Bedroom



12' 10" upto wardrobes x 12' 7" ( 3.91m upto wardrobes x 3.84m )  
A generous run of fitted wardrobes. UPVC double glazed windows to the front and side elevations. Neutral carpets, radiator and door to

### En-Suite 1

A contemporary four piece suite comprising double size shower with shower screen, "raindance" overhead shower plus handheld attachment, fully tiled walls and floor. Paneled bath, wash hand basin with chrome mixer taps, low level W.C with dual flush, stylish vertical towel rail/radiator, double glazed obscure glass window to side, ceiling with spotlights and large vanity mirror

### Bedroom Two

13' 4" x 11' ( 4.06m x 3.35m )  
A room bursting with natural light. Fitted wardrobes. Two double glazed windows to the rear aspect. Fitted carpets. Radiator. Door leading to en-suite

### En-Suite 2

Double size shower. Wash hand basin, w.c with dual flush. Slimline heated towel radiator. Obscure, double glazed window to the rear aspect. Fully tiled walls and floor



### Bedroom Three

11' 10" x 10' ( 3.61m x 3.05m )  
Double glazed window to the front aspect. Fitted carpets. Radiator

### Bedroom Four

11' 4" x 10' 11" ( 3.45m x 3.33m )  
Double glazed window to the rear aspect. Fitted carpets. Radiator

### Bedroom Five

8' 7" max x 7' 5" upto wardrobes ( 2.62m max x 2.26m upto wardrobes )  
Designed as dressing room with fitted wardrobes, dressing table and further built in storage cupboards.

### Family Bathroom

A modern white suite comprising shower cubicle, bath, wash hand basin and low level w.c. Obscure glazed window and tiled flooring.

### Outside

### Front Garden



Hedge boundary fronting St Brides Road. Area laid to lawn. Lockable side gate offering access to the rear garden. Paved footpath to the front door

### **Rear Garden**

An enclosed and private rear garden, chiefly laid to lawn, beyond a paved patio plus a pretty Porcelain paved sun terrace with edging tiles. Outside tap, electrical socket with a selection of mature plants, trees and shrubs. A timber gate gives access to the gated driveway and double garage.

### **Double Garage**

Approached via, two, modern up and over door, electric power and light,

### **Driveway**

Timber gates give access to double width off street vehicular entrance drive with comfortable parking for two cars in front of double garage

### **Management Charge**

There is an annual charge payable to First Port, contributing to the cost of upkeep and maintenance of the development.



### **Location And Amenities**

The tranquil village of Wick offers 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. 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

From the village there is also a bus route in to Bridgend and Llantwit Major and surrounding areas.

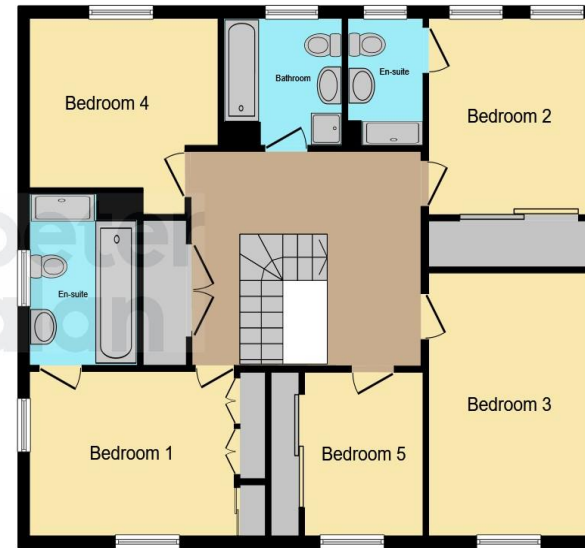








**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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.