



David Street, Wick Nr. Cowbridge

£385,000

01446 772857

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About the property

A 1930s detached dormer bungalow set within a generous plot of approximately half an acre, offering flexible living accommodation alongside on-site commercial premises. Originally two semi-detached bungalows, the property now forms one substantial home with potential for multi-generational living or an annexe (subject to consent).

The accommodation includes a conservatory, kitchen/dining room, two reception rooms, three ground-floor bedrooms (two en-suite), family bathroom, utility room and a further first-floor bedroom. Externally, there are well-maintained gardens, ample driveway parking and a yard.

Within the grounds is a former tithe barn, currently used as a workshop and outbuilding, offering excellent potential for a variety of commercial uses such as a farm shop, garage or home-based business (subject to planning). The property is offered with no onward chain.

Accommodation

Ground Floor Accommodation

Conservatory

19' x 10' (5.79m x 3.05m)

Entrance to the property via UPVC French doors. Radiator. Floor-standing oil boiler providing central heating and hot water. UPVC opaque glazed door to kitchen/dining room. Please note: this boiler serves one side of the dormer bungalow.

Kitchen /Dining Room

Fully fitted kitchen comprising a range of wall and base units with work surfaces over. Ceramic floor tiles. UPVC window to rear. Inset one and a half bowl ceramic sink with mixer tap. Partially tiled walls. Integrated dishwasher. Eye-level oven and grill. Inset electric hob with extractor hood. Integrated freezer. Space for fridge. Space for table and chairs. Storage cupboard for coats. Door to cloakroom. Glazed double doors to sitting room.

Cloakroom

UPVC opaque window to rear. Low-level WC. Pedestal wash hand basin. Ceramic floor tiles. Partially tiled walls. Radiator.

Sitting Room

24' 3" x 11' 11" (7.39m x 3.63m)

UPVC French doors to front with glazed side panels. Radiators. Wrought iron log burner with wood fire fireplace surround and granite hearth. Glazed doors to hallway and sitting room two. Door to bedroom one.





Bedroom One

13' 10" x 11' 9" (4.22m x 3.58m)
UPVC window to front. Radiator. Glazed door to:

En-Suite

UPVC opaque window to side. Low-level WC. Shower enclosure with electric shower. Ceramic floor tiles. Wash hand basin with storage unit and mixer tap. Vertical radiator.

Hallway

Stairs to first floor. Glazed door to bathroom.

Bathroom

UPVC window to side. Low-level WC. Wash hand basin with storage unit and mixer tap. Vertical radiator. Ceramic floor tiles and partially tiled walls. Walk-in shower enclosure with electric mixer shower. Panelled bath.

Second Reception Room

24' 11" x 12' 6" (7.59m x 3.81m)
UPVC windows to front and rear. Radiators. Doors to bedrooms and utility room. Log burner linked from sitting

room one with wood fireplace surround and marble hearth.

Bedroom Three

13' 10" x 11' 10" (4.22m x 3.61m)
UPVC windows to front and side. Radiator. Door to:

Bathroom

Jack and Jill arrangement with bedroom four. UPVC opaque window to side. Low-level WC. Pedestal wash hand basin. Ceramic floor tiles. Shower enclosure with electric shower. Radiator. Doors to:

Bedroom Four

12' 2" x 8' 11" (3.71m x 2.72m)
UPVC window to rear. Built-in cupboard. Radiator.

Utility Room

10' 6" x 6' 8" (3.20m x 2.03m)
UPVC window to rear. UPVC opaque glazed door to rear garden. Base units with work surfaces over. Inset stainless steel sink. Space and plumbing for white goods. Ceramic floor tiles. Radiator. Floor-standing oil boiler providing central heating and hot water for this side of the dormer bungalow. Ceramic wall tiles.

First Floor Landing

Built-in wardrobe. Door to bedroom two.

Bedroom Two

18' x 8' 6" (5.49m x 2.59m)

UPVC windows to front and rear. Radiator. Storage cupboard.

Outside

Southerly-facing, enclosed garden, laid mainly to lawn with paved seating area. Mature raised borders. Opening to side garden. External water tap.

Former Commercial Premises

Courtyard

Enclosed, low-maintenance paved area. Glazed door to workshop.

Workshop

35' x 25' 9" (10.67m x 7.85m)



Roller door. Power and lighting. Windows and door to side. Was previously utilised as a motor workshop.

Outbuildings

26' 6" x 17' 11" (8.08m x 5.46m)

Currently arranged into three rooms with double-glazed windows and French doors to room three. Radiators. Opening to room two. Extensive modernisation required

Directions

From our Cowbridge office, proceed along the High Street towards Bridgend. Just before the flyover, turn left onto Llantwit Major Road (B4270). Continue to the T-junction and turn left, remaining on the B4270. At the roundabout, turn right onto the B4265 and continue for approximately 3 miles into Wick. Drive through the village with the Lamb and Flag PH on your left; just past the bus lay-by and opposite the village shop, turn left into David Street. After approximately 150 metres, the second driveway on the left provides access to Westgate. Proceed to the end of the driveway.



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Total floor area 181.2 m² (1,951 sq.ft.) approx

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