



hrt
herbert r thomas

39 Wick Road, Ewenny, CF35 5BL

The Vale of Glamorgan

£449,500

39 Wick Road

Substantial, extended, four bedroom semi detached house attractively presented with large rear garden and direct rural view to the rear.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

Excellent location within convenient driving distance of Cowbridge, in the southern downland area with excellent communication links to the M4 and main line railway station in Bridgend.

What3Words: sprint.monkey.rots



Recently fitted modern composite entrance door to **hallway**, timber effect, ceramic tile floor and traditional spindled staircase to first floor, window to side. Oak finish door to **living room**, open plan, combining two smaller rooms, shuttered double glazed window to front elevation, two fireplaces with flagstone hearths and timber mantles, one containing a clear view wood burning fire, recessed display shelving.

Wide opening to **dining room**, pendant light, double glazed window and recently fitted UPVC double glazed French doors to rear garden with a fine rural view beyond.

Half glazed oak double doors to **kitchen**, range of fitted base wall and tall cupboards, granite effect roll top work surface with stainless steel sink and drainer. Integrated appliances include double oven, ceramic hob and extractor, built in dishwasher, space for fridge, freezer and washing machine, ceramic tiled floor and door to side hall.

Side hall with coat hanging space and wall mounted ideal Esprit mains gas combination boiler, matching tiled floor and door to **ground floor cloakroom/WC**, fully tiled floor and half tiled walls, frosted window, low level WC and corner wash hand basin.

Study with timber effect laminate floor and access to under stairs storage with frosted window to side.

Traditional **spindle staircase** with carpet runner to first landing, double glazed window to side elevation and replacement oak finished doors, fitted storage cupboard.

Principal bedroom, a generous double room with double glazed window to rear elevation enjoying outstanding rural views.

Ensuite shower room, fully tiled shower cubicle with electric shower attachment and glazed entry, wash hand basin and low level WC, half tiled walls and frosted double glazed window.

Double bedroom two, built in sliding wardrobes and double glazed window to rear garden and beyond.

Double bedroom three, with shuttered double glazed window to front garden and village scene.

Single room with aspect to front.

Well presented **modern family bathroom**, fully tiled to floor and walls, white suite including feature free standing double ended bath, low level WC, carved stone wash hand basin with vanity shelf under, large glazed shower cubicle with mains shower attachment, chrome heated towel rail.

Turning off the public highway to a tarmac area in front of the property with an established right to park by use. Brick faced boundary wall with wrought iron gate to low maintenance front garden with raised shrubbery ensuring considerable privacy.

Pathway extending to the side of the property offering independent access to utility room and leading to rear garden.

The **rear garden** is of a particularly generous size with brick paved and concrete sitting area, shaped lawns and sandstone pathway to the bottom of the garden with raised beds, summer house and greenhouse.

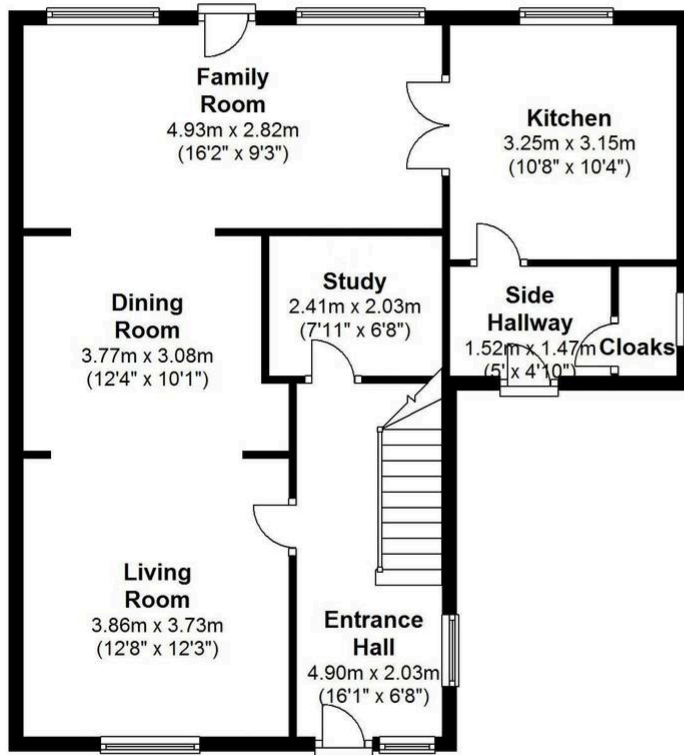
A picket fence ensures an uninterrupted view of the fields and woodland to the rear.



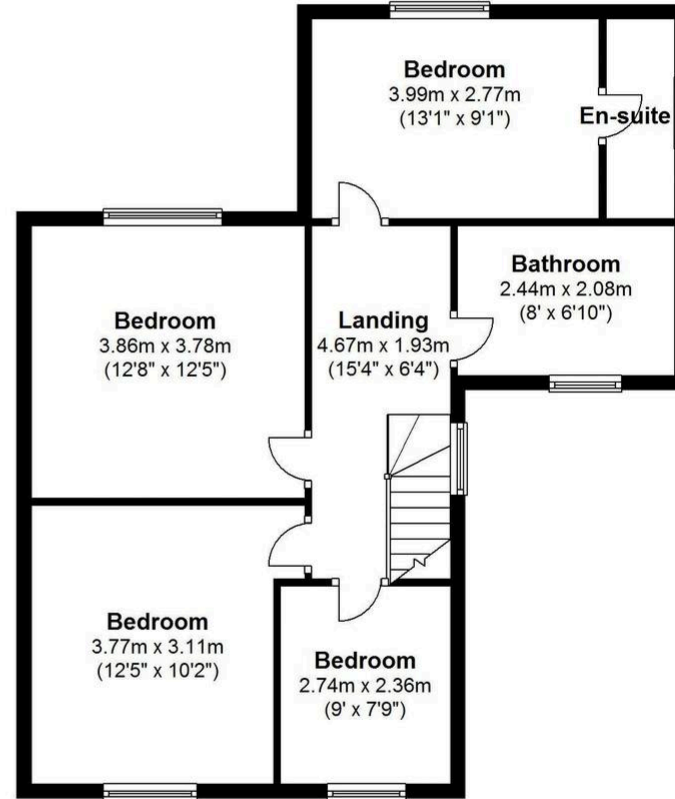
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Ground Floor



First Floor







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