



Tyn Llwyn, Chapel Road,  
Wick, Nr Cowbridge, Vale of Glamorgan, CF71 7QJ

Watts  
& Morgan



**Tyn Llwyn, Chapel Road, Wick,**

**Nr Cowbridge, Vale of Glamorgan, CF71 7QJ**

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**Guide price: £750,000    Freehold**

**5 Bedrooms | 3 Bathrooms | 2 Reception Rooms**

Delightful property with thoughtfully considered extended accommodation providing great family accommodation in a prime location in the village of Wick, overlooking the village green and, to the rear, in a south-westerly direction onto fields and farmland towards the Bristol Channel. Spacious, flexible accommodation includes: lounge opening to rear garden, kitchen/breakfast room, dining room, study and second sitting room. Also cloakroom, utility room and ground floor shower room/WC. Largest bedroom with en suite shower room, four further bedrooms and contemporary family bathroom. Ample driveway parking and, to the rear of the property, a south-west facing garden with extensive flagstone terrace and a larger area of lawn and additional seating areas, Block built store shed. Insulated timber-built summerhouse with power and broadband connected.

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#### Directions

Cowbridge Town Centre – 7.5 miles

Cardiff City Centre – 22 miles

M4 J35 Pencoed – 8.4 miles

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## Summary of Accommodation

### About the property

Tyn Llwyn is a delightful family home, significantly and thoughtfully extended by previous owners to provide extensive and flexible accommodation in a superbly appointed position – overlooking the village green to the front and, to the rear, backing onto fields and farmland. A deep, covered entrance porch opens into the ground floor hallway from which a staircase leads to the first floor and doors leads to a study; a lounge and to the kitchen/breakfast room. One additional door opens to the cloakroom. The lounge looks to the rear of the property, positioned to enjoy the southerly aspect. It has centrally positioned double, French doors with clear glazed side panels opening onto, and looking out over, a flagstone paved terrace with additional garden beyond. The lounge itself links through to a dining room with window enjoying the same aspect and views. The kitchen/breakfast room runs the depth of the property and includes a comprehensive run of units with range cooker to remain. Space / plumbing remains for a dishwasher; an undercounter fridge; and a tall fridge/freezer. The kitchen links through to a second sitting room, created by converting the garage. This great additional space has, as a focal feature, a wood burner style gas fire recessed within a faux chimney breast. Door from the second sitting room links through to a utility area with ground floor shower room off. Utility room provides a much additional storage and includes space/plumbing for a washing machine and a dryer. An automatic, remote-controlled access ladder opens to a significant attic/storage area. The study, looking towards the village green, features a wide range of fitted Hammonds furniture including desk, drawers cupboards and display shelves.



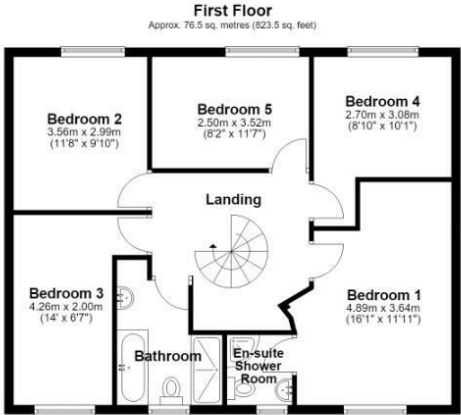
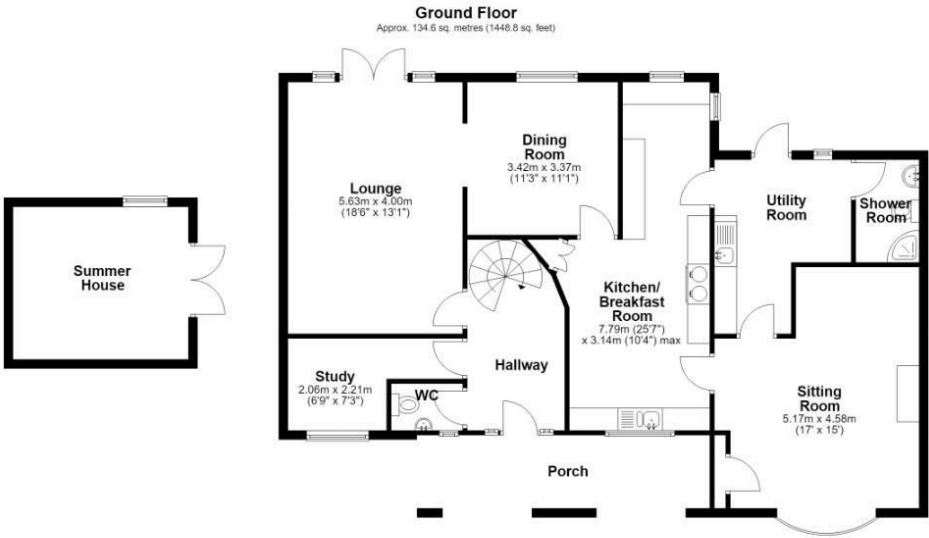
To the first floor, the landing area has doors leading to all five bedrooms and to the family bathroom. The largest bedroom has its own en suite shower room and includes a comprehensive range of fitted 'Hammonds' wardrobes. It enjoys a fine view over the village green and cricket pitch. The four other bedrooms are all well proportioned and all share use of the family bathroom with its bath and separate, broad contemporary shower cubicle.

### Additional information

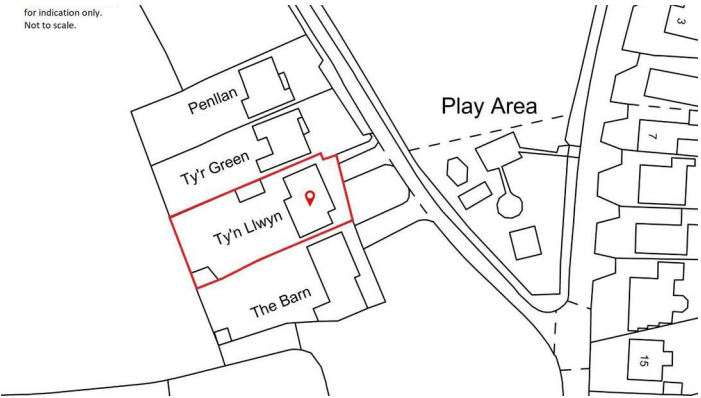
Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band G

Garden & Grounds

From Chapel Road, a driveway runs over a deep grass verge leads through to the parking area fronting the property. This has ample room for a number of cars to park. A path runs to the principal entrance porch and continues to both sides, via gated entrances, into the rear garden. Rear garden space is a bigger than expected area including an extensive flagstone paved terrace accessed from the family lounge and from the utility room. This is the ideal place to catch the afternoon and evening sun. A brick paved path leads through the paving with two steps up via a raised, planted border edged by locally quarried stone to an additional, larger area of garden. Again this is positioned to enjoy the south-westerly aspect. It is screened, in part, by conifer hedging. This private space includes a paved seating area currently housing a freestanding hot tub (available by separate negotiation), an adjacent dining area and pergola covered seating area. To the far corner of the garden is a timber summerhouse, insulated within and having power and broadband connected. This enjoys the optimal position to enjoy the sunset.



Total area: approx. 211.1 sq. metres (2272.2 sq. feet)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 69      | 77        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Scan to view property

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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