



Gwenith Gwyn Windmill Close

Wick, Cowbridge, CF71 7QU

Price £625,000

HARRIS & BIRT



An attractive spacious detached property located in a quiet cul-de-sac in the popular Vale village of Wick. The accommodation is found in immaculate condition and briefly comprises: entrance porch, hall, living room, sitting room, kitchen/diner, boot room, utility room, WC & shower room and study to the ground floor. Upstairs offers a master suite with dressing room and en suite bathroom, a second spacious double bedroom with a dressing room, a further two double bedrooms, one with an en suite shower room and a further family bathroom. Outside enjoys the benefit of a sizeable garden to the front with plenty of driveway parking, side terrace and garden and a pretty rear courtyard garden. There is also the added benefit of a garage and a detached workshop.

Windmill Close is within easy walking distance to the heart of Wick which offers better facilities than most Vale villages. These include schooling of excellent reputation, parish church and village hall, post office/general store & cafe, two village pubs, rugby club and an attractively large village green where the occasional game of cricket is played. The good local road network brings major centres including the capital city of Cardiff, Swansea, Bridgend, Llantrisant, Barry etc, all within easy commuting distance.

- Spacious Detached Property
- Master Suite with Dressing Room & Bathroom
- Utility Room and WC/Shower Room
- Wrap Around Gardens & Patio
- Quiet Cul De Sac Location
- Four Double Bedrooms
- Three Reception Rooms
- Garage & Detached Workshop
- Walking Distance To Local Amenities
- EPC Rating - C

Accommodation

Ground Floor

Entrance Porch 11'2 x 3'10 (3.40m x 1.17m)

The property is entered via a solid front door with decorative glazed panels and a further obscure glazed panel to the side into front porch. Tiled floor. Space for shoes and cloaks. Pendant ceiling light. Glazed double doors into central hall.

Hall 11'2 x 10'7 (3.40m x 3.23m)

Spacious central hall offering access to all downstairs rooms. Stairs leading up to first floor landing with understairs storage space. Wood effect LVT flooring. Pendant ceiling light.

Living Room 13'1 x 21'3 (3.99m x 6.48m)

Dual aspect windows overlooking the front and rear gardens. Central inset Contura wood burning stove with slate surround and hearth. Fitted carpet. Two vertical radiators. Pendant ceiling lights.

Sitting Room 11'2 x 10'3 (3.40m x 3.12m)

Double French doors open onto the rear garden. Continuation of flooring from the hall. Pendant ceiling light.

Study 10'3 x 7'8 (3.12m x 2.34m)

Large window overlooking the front. Continuation of flooring from hall. Radiator. Pendant ceiling light.

Kitchen/Dining Room 25'8 x 13'9 (7.82m x 4.19m)

Modern Sigma 3 fitted kitchen with features to include: a range of base units with Corian worksurface and matching upstand. Inset 1.5 bowl sink with curved mixer tap and draining grooves. Space for an undercounter dishwasher. Space for freestanding fridge/freezer. Large fitted unit containing Neff glide and hide inset ovens and an inset microwave with a range of storage cupboards. Large central island with matching worktop, countertop induction hob, pop-up plug socket, feature drop pendant lighting and undercounter storage cabinets below. Large window overlooking the rear garden. Continuation of flooring from hall with underfloor heating. The kitchen is open to the dining area with ample space for table and chairs. and a sofa with Tri-folding doors onto outside terrace. Ceiling spotlights. Door to boot room. Door to utility room.

Utility Room 5'10 x 7'8 (1.78m x 2.34m)

Range of Sigma 3 fitted wall and base units with laminate worktops over and tiled splashbacks. Inset single bowl sink with mixer tap. Space for undercounter washing machine and tumble dryer. Window overlooking the front. Tiled floor. Pendant ceiling light.

Boot Room 7'6 x 4'10 (2.29m x 1.47m)

Glazed door to rear garden. Further window overlooking rear garden. Continuation of flooring from the kitchen with underfloor heating. Storage shelves. Pendant ceiling light. Door to WC/shower room.

Shower Room 8'3 x 4'10 (2.51m x 1.47m)

Three-piece suite comprising a walk-in, fully tiled shower cubicle with mains-connected shower, rainfall shower head and folding glazed door. Low-level, dual flush WC. Pedestal wash hand basin with mixer tap and tiled splashback. Obscure glazed window to the rear. Tiled floor with underfloor heating. Part tiled walls. Vertical towel warmer. Ceiling spotlights. Extractor fan.

First Floor

Landing 13'10 x 10'7 (4.22m x 3.23m)

Half-turn staircase from the ground floor onto first floor landing. Fitted carpet. Recessed storage cupboard with shelving. Loft access hatch. Large window overlooking the front. Central drop pendant ceiling light. Doors to all first-floor rooms.

Master Bedroom 13'7 x 9'11 (4.14m x 3.02m)

Large window overlooking the rear garden. Fitted carpet. Radiator. Pendant ceiling light. Opening through to a spacious dressing room.

Dressing Room 8'2 x 12'4 (2.49m x 3.76m)

Obscure glazed window to the rear. Eaves storage. Continuation of fitted carpet from the bedroom. Ceiling spotlights. Door to en suite bathroom.

En Suite Bathroom 5'10 x 10'7 (1.78m x 3.23m)

Three-piece suite in white with features to include: free-standing roll top bath with central curved mixer tap. Low-level hidden cistern WC. Vanity unit containing an inset sink with a curved mixer tap, tiled splashback and storage

underneath. Obscure glazed window to the rear. Tiled floor. Part tiled walls. Decorative wall lighting. Vertical towel warmer.

Bedroom Two 10'4 x 10'7 (3.15m x 3.23m)

Large window overlooking the front. Fitted carpet. Pendant ceiling light. Opening through to the dressing room.

Dressing Room 14'4 x 12'5 (4.37m x 3.78m)

Large window overlooking the front. Continuation of fitted carpet from the bedroom. Built-in double wardrobes with fitted shelving to side. Radiator. Pendant ceiling light.

Bedroom Three 9'10 x 13'1 (3.00m x 3.99m)

Large window overlooking the rear. Fitted carpet. Radiator. Pendant ceiling light. Door to en suite shower room.

En Suite Shower Room 2'9 x 7'6 (0.84m x 2.29m)

Suite in white with features to include: fully tiled shower cubicle, with mains-connected shower behind glazed shower door. Low-level dual flush WC. Wall-hung vanity unit containing inset sink with mixer tap and storage underneath. Fully tiled walls. Tiled floor. Vertical towel warmer. Ceiling spotlights. Extractor fan.

Bedroom Four 13'1 x 7'5 (3.99m x 2.26m)

Large window overlooking the front. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 7'7 x 9'11 (2.31m x 3.02m)

Modern fitted four-piece suite in white with features to include: fully tiled shower cubicle with mains-connected shower with rainfall shower head. Panelled bath with mixer tap. Vanity unit containing low level hidden cistern WC. Inset countertop sink with mixer tap and storage underneath. Obscure glazed window to the rear. Part tiled walls. Tiled floor. Vertical towel warmer. Ceiling spotlights. Extractor fan.

Outside

The front of the property offers off-road parking for several vehicles on tarmac laid drive. Spacious parcel of lawn with planted borders and boxed hedged boundary to the front. Outside tap. Pedestrian gate offering access to the side garden which features an expansive area of tiled patio that is accessed from the tri-folding patio doors in the kitchen, stepping down onto a spacious area of astroturf with planted borders and fence boundary. The patio wraps around to the rear courtyard garden that offers an attractive and versatile space for outside entertaining with a wall boundary to the rear. A pedestrian gate offers access to the detached outbuilding/workshop. Storage area to the side with walled boundaries and a log store to remain. Further pedestrian gate leads back onto the front driveway.

Integral Garage

Electric garage door. Light and power. Gas combination boiler and water tank. Loft access hatch.

Workshop

Fully insulated with a double-glazed window. Light and power. Potential for home office/gym.

Services

All mains services are connected to the property. Gas central heating via boiler housed in garage. Double glazing throughout. Underfloor heating to kitchen/diner, boot room and downstairs WC/shower room, runs off a wet system boiler. The fence to the front and side of the property has a 25 year guarantee, Full fibre is connected to the property.

Directions

Coming from Llanwit Major, travel out west on the B4265 and keep going until you see signs for the village of Wick. At this point slow down, take your next left into Windmill Close and Gwenith Gwyn is the first property on your right hand side with a Harris & Birt board outside.

From Cowbridge, travel down Llantwit Major road and turn right past the industrial estate passing the Llandow racing circuit, turn left, until you reach a right hand turning, take this right and travel through until you reach B4265 and follow instructions as above.

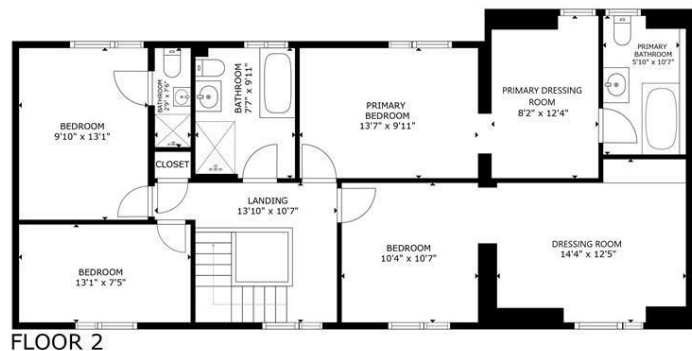




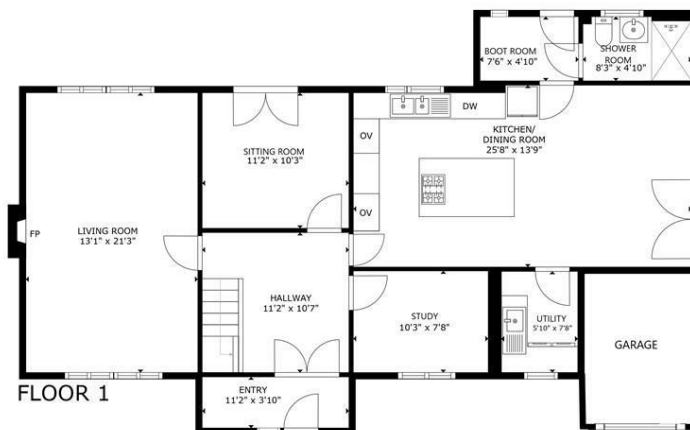








FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1,143 sq. ft, FLOOR 2: 1,091 sq. ft
TOTAL: 2,234 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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