



hrt
herbert r thomas

24 Beaconsfield, Wick
Cowbridge

£305,000

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A modern David Wilson Homes built, three bedroom semi-detached family home situated in a peaceful development with South Westerly facing rear garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern three bedroom semi-detached property, David Wilson Homes built development on the edge of Wick Village.
- Lounge/dining room with access and Views of garden
- Kitchen/breakfast room with extensive range of fitted units
- Ground floor cloakroom
- Principal bedroom with walk-in wardrobe and ensuite showering
- Second double bedroom, and a large single bedroom
- Family bathroom
- Off-road parking with EV charging point
- Enclosed South Westerley facing garden
- Viewings highly recommended



This modern three bedroom semi-detached David Wilson homes built property is situated in a peaceful setting within walking distance to Wick village centre.

The property which benefits from a south westerly facing rear garden will make an ideal home for a young family. It offers accommodation which briefly comprises:

An **ENTRANCE HALL** with vinyl wood affect flooring has stairs rising to the first floor and door into ground floor cloakroom.

The **CLOAKROOM** houses a white two piece suite and has ceramic tile flooring.

The dual aspect **LOUNGE/DINING ROOM** with window to side plus French doors flank by windows enjoying access and views into the rear garden. Door into under stairs storage cupboard. Wall mounted display shelving.

The **KITCHEN/BREAKFAST ROOM** with window to front offers and extensive range of high gloss white base and wall mounted unit units with Pp Black granite effect works surfaces and splashback with tiling over. Integrated oven with four burner gas hob and cooker hood above, washer/dryer, fridge/freezer and dishwasher. Ceramic tile flooring. Space for a bistro style table.

The first floor landing with built-in airing cupboard plus loft inspection point gives access to the bedroom accommodation.

BEDROOM ONE with window to rear with partial plantation shutter fitted is a generous sized double bedroom with walk-in wardrobe with fitted hanging and shelf space plus an **EN-SUITE SHOWER ROOM**. The ensuite has a white three-piece suite which includes a fully tiled double shower cubicle with electric shower fitted.

BEDROOM TWO and **THREE** are located at the front of the house with views into the development. Bedroom two is a generous sized double bedroom. Bedroom three is a single bedroom with mirror fronted door doors into an over stairs wardrobe cupboard.

The **FAMILY BATHROOM** with window to side has a white three-piece suite which includes a panel bath with full splashback tiling to walls above and a mixer tap/shower attachment over.

To the front of the property is a private **DRIVEWAY** with parking space for two vehicles with **EV charging point** available. The forecourt garden has mature shrubs planted.

The South West facing rear garden enjoys the sun throughout the day. It is boarded by overlap wood fencing, comprises of a paved patio extending onto a lawn. Detached timber frame garden shed. A paved pathway leads along the side of the house where there is a raised deck storage area.



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Herbert R Thomas

Herbert R Thomas, 59 High Street – CF71 7YL

01446772911

cowbridge@hrt.uk.com

www.hrt.uk.com/



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