



St. James Road, Wick offers over £425,000

- Generous corner plot position overlooking the development's play area, offering a private setting.
- Located in the highly sought-after village of Wick, with a village shop, pubs, village hall and well-regarded primary school all nearby.
- Just moments from the stunning Heritage Coastline, with Cowbridge approximately seven miles away for a wider range of amenities.
- Superb open-plan kitchen/dining/family room with doors opening onto the rear garden, ideal for modern family living and entertaining.
- Separate living room, utility room and ground floor WC providing flexible and practical accommodation.
- Four bedrooms comprising three doubles and one single, including a principal bedroom with en-suite shower room.
- Landscaped rear garden with lawn and patio areas, detached garage, two-car side driveway and an additional front driveway installed by the current owners.
- EPC Rating: B



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About the property

Occupying a generous corner plot in a private position overlooking the development's play area, this rarely available family home offers spacious and versatile accommodation in the sought-after village of Wick. Residents can enjoy the convenience of a village shop, welcoming pubs, a village hall and a highly regarded junior school, while the stunning Heritage Coastline is just moments away, offering endless opportunities for coastal walks and outdoor adventures. For a wider selection of shops, restaurants and services, the historic market town of Cowbridge is only a short seven-mile drive away. At the heart of the home is a superb open-plan kitchen/dining/family room with doors opening onto the landscaped rear garden, creating the perfect space for modern family living. A separate living room, utility room and ground floor WC add to the practicality of the accommodation. Upstairs are four bedrooms, including three doubles and a single, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms. Outside, the landscaped rear garden features lawn and patio areas, ideal for relaxing and entertaining. A detached garage sits to the side with a two-car driveway, complemented by an additional driveway to the front installed by the current owners.





Accommodation

Hallway

Entered via composite door, doors leading to living room, kitchen / dining room, cloakroom, storage cupboard. Radiator, Karndean wood effect flooring, stairs leading to the first floor landing.

Cloakroom

Push button WC, pedestal wash hand basin with tiled splash back, radiator, wood effect flooring.

Living Room

20' 11" x 12' 2" (Max) (6.38m x 3.71m (Max))

UPVC double glazed windows to front and side, radiator, carpeted.

Kitchen/Dining/Family Room

21' x 15' 7" (Max) (6.40m x 4.75m (Max))

Kitchen area:

Units to base and wall height, worktops with matching upstands inset with stainless steel sink and drainer, six ring gas hob with glass splash back and stainless steel extractor hood over, integrated fridge/freezer, integrated dishwasher, Karndean wood effect flooring, door to utility room.

Dining / family area:

UPVC double glazed window to front, space for table and chairs, opening to sitting area with UPVC double glazed French doors with side panels leading to the rear garden, radiators, wood effect flooring.

First Floor Landing

UPVC double glazed window to side, doors leading to four bedrooms and bathroom, access to loft space, storage cupboard housing water tank, radiator, carpeted.

Bedroom One

17' 6" (Max) x 11' 8" (5.33m (Max) x 3.56m)

UPVC double glazed windows to front and side, door to en suite, fitted wardrobes, radiator, carpeted.

En Suite

Shower cubicle with tiled surround, push button WC, pedestal wash hand basin, radiator, extractor fan, UPVC double glazed obscured window. Mosaic Karndean vinyl flooring.

Bedroom Two

12' 4" (Max) x 11' 11" (3.76m (Max) x 3.63m)

A double bedroom with UPVC double glazed window to front, radiator, carpeted.

Bedroom Three

12' 3" x 8' 8" (Max) (3.73m x 2.64m (Max))

A third double bedroom with UPVC double glazed window to side, radiator, carpeted.

Bedroom Four

8' 5" x 7' (Max) (2.57m x 2.13m (Max))

UPVC double glazed window to front, storage cupboard, radiator, carpeted.

Bathroom

Bath with shower over and tiled surround, pedestal wash hand basin, push button WC, ladder style radiator, UPVC double glazed obscured window to side, extractor fan, Karndean wood effect flooring.

Front Exterior

Driveway for 2 cars to the side of the property with access to the garage via up and over door, cold water tap, gate leading to the rear garden. Additional driveway to the front of the house, mature shrubs, path leading to the front door.

Rear Garden

Landscaped rear garden laid to lawn and porcelain tiled patio areas, wall and fencing to boundary, mature shrubs, cold water tap, gate to the driveway.

Floorplan



Total floor area 128.1 m² (1,379 sq.ft.) approx

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