



15 TREPIT ROAD

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15 Trepit Road
Wick
The Vale Of Glamorgan
CF71 7QL

15 Trepit Road

Asking price **£410,000**

A deceptively spacious, extended, four bedroom detached dormer property, situated in a sought after position with views over the village green.

Extended four bedroom detached property

Offered to market for the first time in over 40 years

Highly sought after location overlooking village green

Lounge/dining room, kitchen/breakfast, utility room, study/store room, ground floor shower room. Ground floor double bedroom.

Three bedrooms to first floor, bedroom one with en-suite bathroom

Ample off-road parking and single garage

Enclosed landscape rear garden

Sold with vacant possession and no upward chain

Viewings highly recommended





This deceptively spacious, four bedroom, detached family home is offered the market for the first time in over 40 years. Extended by the current owners, it offers flexible living and bedroom accommodation and is situated in a highly sought after location overlooking the village green and enjoys far reaching views.

The ENTRANCE HALL has stairs to first floor with useful under stairs storage cupboard below. The LOUNGE with woodburning stove set on a flagstone hearth with brick-built fireplace is open-plan to the DINING ROOM, both have picture windows to front aspect. The extended KITCHEN/ BREAKFAST ROOM is dual aspect with windows overlooking the garden and glass panel doors to both sides. Within the kitchen is a fitted range of high gloss base and wall mounted units with space and

plumbing for white goods. Ceramic tile flooring continues into the UTILITY ROOM, which has a window to side overlooking the driveway, space and plumbing for white goods and wall-mounted shelf space. The ground floor BEDROOM FOUR could be utilised as an additional reception room and has glazed French doors enjoying views and access into the rear garden. Adjacent to the bedroom is a ground floor SHOWER ROOM housing, a white three-piece suite, with window to rear and full ceramic tiling to floor and walls. Off the entrance hall, is a STUDY/ STOREROOM which was originally part of the dining room and separated by a stud partition.

The first floor LANDING with loft inspection point and storage cupboard gives access to three bedrooms.

BEDROOM ONE is a generous size double bedroom with glazed door flanked by windows leading onto a Juliette style balcony which enjoys far reaching views over the village and the surrounding countryside. The EN-SUITE BATHROOM with window to rear has a white three-piece suite which includes panel shower, bath with an electric power shower fitted and full ceramic tiling to floor and walls. BEDROOM TWO is dual aspect with windows to side and rear. Door into airing cupboard housing modern Worcester gas fire central heating boiler. Door into eaves storage space. BEDROOM THREE is located at the front of the property and enjoys views over the village green and between neighbouring properties towards the Bristol channel.

Outside, to the front of the property is an ornate gravel forecourt with mature shrub borders. A paved driveway runs along the side of the property leading to a single GARAGE. To the rear is an enclosed landscape garden which offers a large brick paved patio which extends from the property out onto a lawn garden bordered by overlap wood fencing and block walling. Within the garden are mature tree and shrub borders.





Directions

From Cowbridge, travel south along the Llanwit Major Road. At Nash crossroads turn left. At the roundabout, turn right and follow this road into the village of Wick. Take the second left-hand turning. At the village green turn right onto Trepit Road, where number 15 is located on the right hand side indicated by our For Sale board.

What3Words: skate.crowbar.blessing

Tenure

Freehold

Services

Mains gas, electricity, water and drainage
Council Tax Band E
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

