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herbert r thomas

55 St. James Road, Wick

Cowbridge

£649,950

# 55 St. James Road

Wick, Cowbridge

From our Cowbridge office travel in a Westerly direction up the High Street, turning left onto the Llantwit Major road. Follow this road until reaching a "T" Junction, turn left at the "T" junction. On approaching Llantwit Major, take the third exit. At the roundabout continue along this road into the village of Wick. Drive through the village passing The Star Inn on your right hand side then take the next turning left onto St James Road where after a short distance N0.55 will be to your right hand side, opposite open green space.

Spacious 6 bed, 3 bath family home with 3 receptions, open plan kitchen/diner, utility, double garage, parking for 4, and large enclosed garden. Versatile layout and modern finishes throughout.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



A part-glazed front door opens into a welcoming central **HALL**, where timber-style flooring is laid and pendant ceiling lights are fitted. Carpeted spindle stairs rise to the first floor, with a conveniently located WC just off the hall. The **WC** is stylishly part-tiled and fitted with a modern low-level WC, wall-hung basin and a frosted window to the front elevation. Double doors lead through to the impressive triple-aspect **SITTING ROOM**, featuring a bay window to the front, a side window and glazed French doors opening directly onto the enclosed rear garden, creating a bright and inviting living space.

Opposite is a **PLAYROOM**, which would equally suit use as a home **OFFICE** or **SNUG**. This neutrally decorated room benefits from fitted carpet, pendant lighting and a window overlooking the front elevation.

The spacious open-plan **KITCHEN/DINER** runs the full depth of the house and enjoys excellent natural light from its dual aspect, with a bay window to the front and French doors leading out to the rear garden. Timber-effect flooring flows throughout. The dining area is positioned to the front of the room with a central pendant light, while the kitchen area offers a range of modern wall and base units with wood-effect worktops. Integrated and freestanding appliances to remain include a gas hob with stainless-steel splashback and extractor hood, double oven and grill, dishwasher, and fridge/freezer.

Just off the kitchen is the **UTILITY ROOM**, cohesively styled to match with coordinating flooring and cabinetry. It provides an additional plumbed sink, space for white goods, access to the boiler and a part-glazed door opening to the rear.

To the first floor, a carpeted **LANDING** benefits from natural light via a front-facing window and offers access to a double airing cupboard along with an additional cupboard housing the pressurised water tank, and leads to the following accommodation.

**BEDROOM 1** is a generous dual-aspect double bedroom featuring fitted carpet, a range of fitted wardrobes to both sides and access to a private en-suite bathroom.

The contemporary **EN-SUITE BATHROOM** adds a luxurious touch and comprises a fully tiled mains-fed shower enclosure, panelled bath, pedestal wash basin, modern WC and a frosted window to the front.

**BEDROOMS 3 & 4** are both well-proportioned double bedrooms positioned to the front of the property, each benefitting from fitted carpet, central ceiling lights and elevated views across open green space.

**BEDROOM 5** is another balanced double bedroom to the rear, featuring fitted carpet, ceiling lighting and pleasant views over the secluded rear garden.

A well-appointed **FAMILY BATHROOM** completes this floor and is fitted with a four-piece white suite comprising a tiled mains-fed shower enclosure, panelled bath, low-level WC and pedestal hand basin, with a frosted rear window allowing natural light.

Stairs rise from the first-floor landing to the **SECOND FLOOR LANDING / OPEN STUDY**, a versatile space with laid carpet, two highly practical storage cupboards, attic access and excellent natural light from both a Velux roof light and a side window.

**BEDROOM 2** is a well-sized double bedroom enjoying plenty of light and far-reaching views. The room is fitted with carpet and ceiling lighting and benefits from five Velux windows – four to the rear and one to the front.

The adjoining **EN-SUITE SHOWER ROOM** is modern in design and features a fully tiled mains-fed shower cubicle, pedestal hand basin, WC and a Velux window.

**BEDROOM 6 / HOBBIES ROOM** is a versatile space benefitting from a large storage cupboard, fitted carpet, ceiling spotlights and Velux windows enjoying views over the garden.

Occupying a generously proportioned plot within the development, the property features an attractive planted and gravel frontage extending to a neatly hedge-lined side lawn. A private tarmac driveway provides comfortable parking for up to four vehicles, leading to a **DOUBLE GARAGE**.

The fully enclosed **REAR GARDEN** offers an excellent level of privacy and is laid mainly to lawn, with a paved terrace accessible from both the kitchen and sitting room and secure, defined boundaries to all sides.





**AWAITING FLOORPLANS**







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## Herbert R Thomas

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