



23 Broughton Road

Wick, Cowbridge, CF71 7QH

Offers In The Region Of £460,000

HARRIS & BIRT



A substantial and spacious, detached, dormer bungalow situated in a private spot within the heart of the popular village of Wick. The accommodation is found in excellent condition and briefly comprises: entrance hall, ground floor bedroom, living room, shower room, family room, conservatory and kitchen to the ground floor. Upstairs offers one double bedroom and a further single bedroom. Outside enjoys the benefit of off road, driveway, parking, attractive front garden and a private and enclosed rear garden backing on to open countryside beyond.

Wick is an attractive small village with particularly good local facilities including junior school, village shop, parish church, village hall, two pubs and a rugby club with own ground. The heritage coastline is a short distance to the south. The coast road brings major centres including the capital city of Cardiff, Bridgend etc within comfortable commuting distance.

- Detached Dormer Bungalow
- Three / Four Reception Rooms
- Downstairs Shower Room
- Enclosed Rear Garden
- Three / Four Bedrooms
- Country Side Views
- Off Road Parking & Garage
- EPC - C

## Accommodation

### Ground Floor

#### Entrance Porch

The property is entered via front door, with inset decorative vision panels and further vision panel to side. Tiled flooring. Papered walls. Skimmed ceiling. Internal hard wood decorative door through to hallway.

#### Hallway 10'4" x 12'4" (3.15m x 3.76m)

Tiled flooring. Skimmed walls and ceiling. Two radiators. Communicating doors to all ground floor rooms. Stairs lead up to first floor landing.

#### Kitchen 10'4" x 11'2" (3.15m x 3.40m)

Fitted kitchen with a range of wall and base units set under and over granite worktops. Inset single bowl sink with chrome mixer tap and built in draining grooves. Neff five ring gas hob with decorative glass splashback. Extractor fan over. Inset double oven. Integrated washing machine. Integrated dishwasher. Integrated fridge/freezer. Boiler housed to cupboard. Tiled flooring. Skimmed walls and ceiling. Ceiling spotlighting. Window to side. Pedestrian door to side leading out to garden.

#### Living Room 12'3" x 16'3" (3.73m x 4.95m)

Large window to front. Oak flooring. Skimmed walls and ceiling. Radiator. Three wall lights. Feature fireplace set into a marble effect surround.

#### Sitting Room/Bedroom Three 12'3" x 10'1" (3.73m x 3.07m)

Window to front. Engineered oak flooring. Skimmed walls and ceiling. Radiator.

#### Bathroom 6'0" x 7'9" (1.83m x 2.36m)

Three piece suite comprising mains connected shower. Low level WC. Wash hand basin with storage below. Window to side. Vinyl flooring. Skimmed walls. Towel warmer.

#### Family Room/Bedroom Four 10'1" x 11'4" (3.07m x 3.45m)

Window to rear. Engineered oak flooring. Skimmed walls and ceiling. Pendant ceiling light.

#### Dining Room 10'1" x 15'0" (3.07m x 4.57m)

Engineered oak flooring. Skimmed walls. Textured finished ceiling. Pendant ceiling light. Radiator. Sliding door through to conservatory.

#### Conservatory

Glazed windows to all sides. Polycarbonate roof structure. Radiator. Double doors open out onto rear garden.

### First Floor

#### Landing 10'8" x 9'7" (3.25m x 2.92m)

Stairs from ground floor to first floor open landing. Carpet flooring. Velux window. Storage cupboard. Eaves storage. Radiator.

#### Master Bedroom 14'4" x 11'2" (4.37m x 3.40m)

Window to front. Built in five door run of wardrobes. Eaves storage cupboard. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling lighting. Radiator.

#### Bedroom Two 7'6" x 11'9" (2.29m x 3.58m)

Window to rear. Single bedroom. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling lighting. Radiator.

### Garden

To the front there is off road parking. Lawned area with mature shrubbery and gate. Single car garage to the rear. Side access from the front to rear garden. Patio laid area. Door through to garage. Outside sockets. The rear garden is mainly laid to lawn with mature shrubbery boundary. Views across the countryside and beyond.

### Services

Mains gas, electric, water and drainage.

### Directions

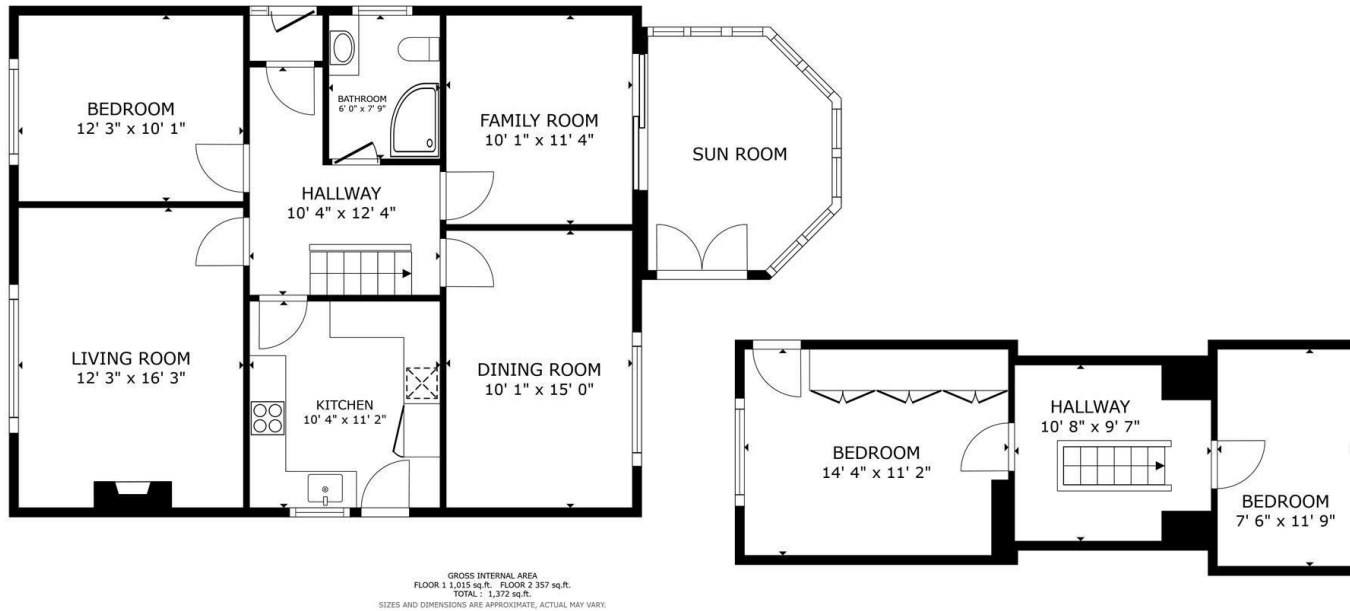
From our offices at 65 High Street, Cowbridge turn right and at the end of Westgate turn left up the hill onto the Llantwit Major Road. At the T junction turn left, go past the Cross Inn on your left hand side and after about 2 miles at Nash Manor crossroads turn left towards Llantwit Major. At the roundabout at the beginning of the Llantwit Major bypass, turn right and follow the country road into the village of Wick. Go past Windmill Close on your left hand side and take the next turning left with the pub on the corner. At the end of the road is the village green keep heading down straight and the property is on your left with a Harris & Birt board outside.











GROSS INTERNAL AREA  
 FLOOR 1 1,015 sq.ft. FLOOR 2 357 sq.ft.  
 TOTAL: 1,372 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge  
 65 High Street, Cowbridge, CF71 7AF  
 01446 771777 cowbridge@harrisbirt.co.uk

Cardiff  
 359 Caerphilly Road, Cardiff, CF14 4QF  
 02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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