



Grove Cottage, Llantwit Road
Wick, Vale of Glamorgan, CF71 7QD

Watts
& Morgan



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Guide Price £450,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Grove Cottage is a charming family home located in the picturesque village of Wick, combining traditional character with modern comforts.

The ground floor features a cozy sitting room with an exposed brick fireplace, a spacious living room with a working log burner, and a contemporary kitchen equipped with high-end appliances. A separate utility room and WC add convenience, while the kitchen leads out to a lovely garden, ideal for outdoor living.

Upstairs, the property offers four well-sized bedrooms, including a master bedroom with serene garden views. The second bedroom has its own en-suite shower room and access to additional attic storage. This delightful property provides a perfect blend of functionality and charm for family living.



Directions

Cowbridge Town Centre – 6.9 miles

Cardiff City Centre – 20.0 miles

M4 Motorway Pencoed – 9.4 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Grove Cottage, a delightful home nestled in the picturesque and highly desirable village of Wick. This charming property offers a blend of traditional character and modern comfort, making it the perfect retreat for family living.

Upon entering the cottage, you are greeted by a warm and inviting sitting room, featuring an exposed brick fireplace and a small electric fire, creating a cozy atmosphere. Beneath the stairs, discreet storage solutions provide ample space for shoes and coats, keeping the area neat and tidy.

To the left of the sitting room is the spacious living room, which boasts a grand brick fireplace and a working log burner, making it an ideal spot to unwind and entertain family and friends.

The recently fitted kitchen exudes a clean, contemporary style with white cupboard doors and woodblock worktops. Equipped with high-quality appliances, including a double fridge, single freezer, Neff dishwasher, single oven, built-in microwave, and an AEG built-in coffee machine, it is designed for both practicality and style. The kitchen also features engineered wood flooring, adding a touch of warmth throughout. A separate utility room, conveniently located nearby, leads to the downstairs WC, where you'll also find the gas combi boiler.

From the kitchen, you can access the lovely garden—perfect for outdoor dining, relaxation, or play.

On the first floor, you'll find four well-proportioned bedrooms. The master bedroom offers serene views of the garden and the surrounding farmlands, providing a peaceful retreat at the end of the day.

The second bedroom benefits from a convenient en-suite shower room, perfect for guests or family members. This room also gives access to the attic hatch, complete with a pull-down ladder and fully boarded space, offering plenty of additional storage.



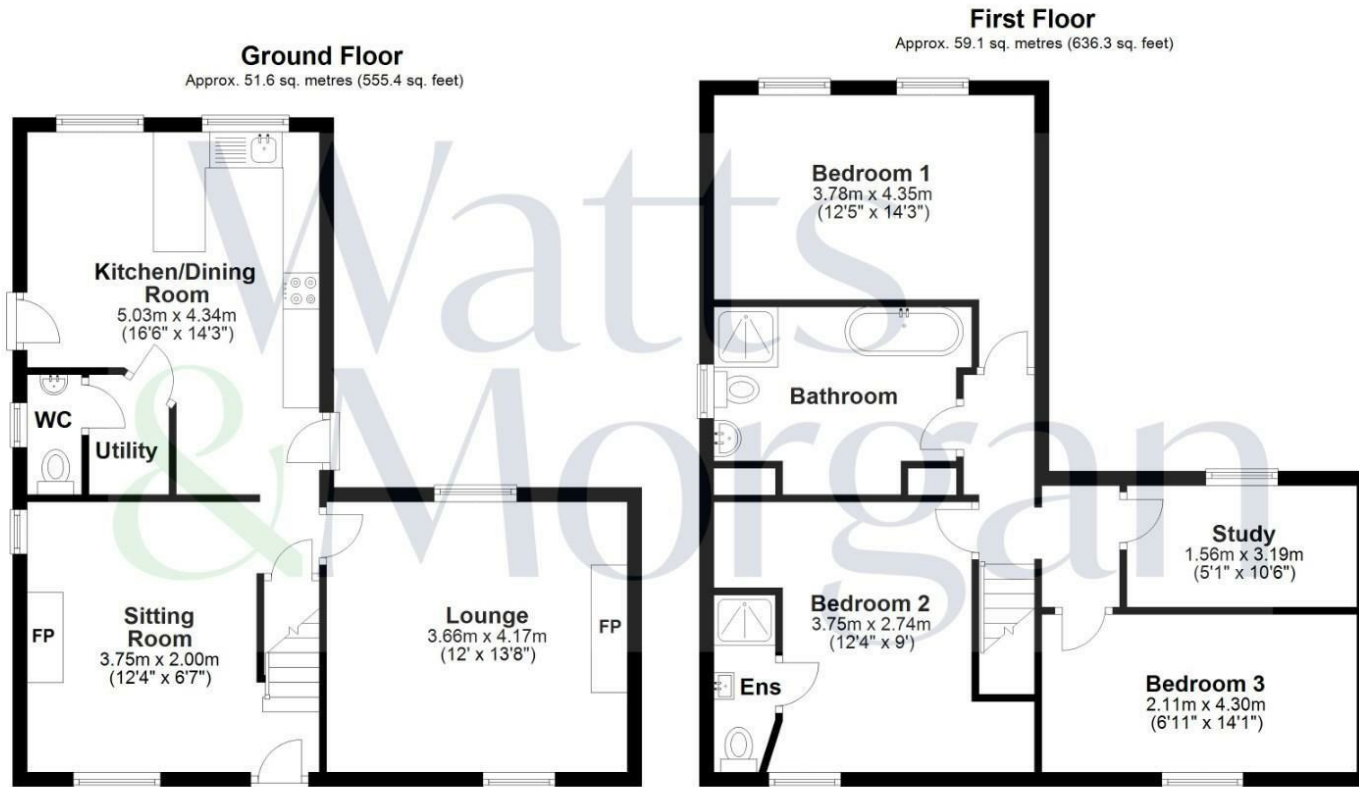
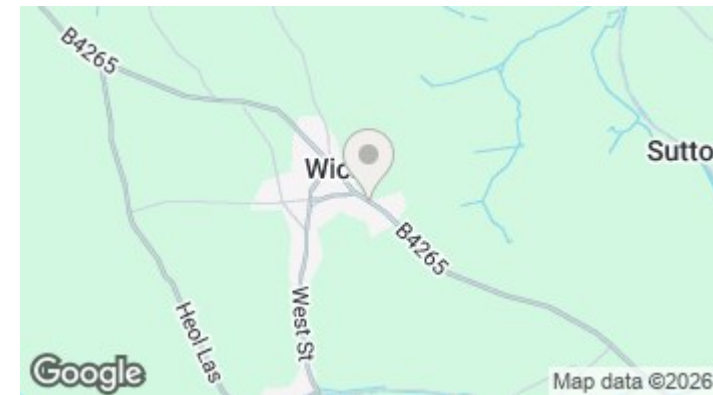
Garden & Grounds

The beautifully maintained outdoor space at Grove Cottage provides a tranquil setting for relaxation and entertainment. From the kitchen, you can access a charming decked area, which features a six-person hot tub that is to remain—an ideal spot to unwind at the end of the day.

A well-kept lawn garden runs alongside the decking, providing a peaceful, green space. At the end of the garden, you will find a beautifully constructed summer house, currently used as a home bar. The summer house is equipped with both Wi-Fi and electricity, creating the perfect setting for social gatherings or a quiet retreat.

Additional Information

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax band G.



Total area: approx. 110.7 sq. metres (1191.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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