8 Blaendewi, Wick,

Nr Nr Cowbridge, CF71 7QG

Watts & Morgan

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Wick, Nr Nr Cowbridge CF71 7QG

Guide Price £275,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A spacious, extended end-terraced property situated within the popular Vale village of Wick, near to both Cowbridge and Llantwit Major.

In need of modernisation, the property offers well-proportioned accommodation over 1,000 sq ft. Including; entrance hallway, lounge, dining room, kitchen-breakfast room and WC. To the first floor are three good-sized bedrooms and a family bathroom. Also a utility room.

Externally, the property benefits from a corner position, backing onto St James' Church with sizeable wrap-around lawned gardens.

On-street parking. No ongoing chain.

EPC Rating TBC.

Directions

Cowbridge Town Centre – 6.8 miles

Cardiff City Centre – 23.0 miles

M4 Motorway – 9.2 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk

Summary of Accommodation

SITUATION

The village of Wick is positioned within attractive countryside and is a short distance from the heritage coastline, with its beautiful cliff top walks and mixture of sandy and stony beaches.

Wick is one of the more self-contained villages in the Vale of Glamorgan and contains a number of period houses, a local shop and post office, Church in Wales Primary School, two public houses, church, village hall, village green and local rugby and cricket clubs. Although enjoying the benefits of a rural community, the village is accessible to the towns of Cowbridge and Llantwit Major which both include a good range of retail facilities, and to the town of Bridgend (some 7 miles) which offers a comprehensive commercial, retail and leisure amenities.

ABOUT THE PROPERTY

The property is entered via a UPVC double glazed door into a neat entrance hallway, with stairs rising to the first floor and provides access to all ground floor accommodation.

The spacious lounge enjoys excellent natural light from dual aspect windows, and there is a central traditional fire.

From the hallway, a door leads into the dining room with views overlooking the garden and is a spacious room to fit dining furniture along with a sitting area.

To the rear of the property, the extended space offers a kitchen-breakfast room with access to both the side and rear gardens. The kitchen is fitted with a range of traditional solid wall and base units, with an adjacent WC and benefits from tiled flooring.

To the first floor, the landing provides access to three well-proportioned bedrooms, each with fitted storage, and the family bathroom.

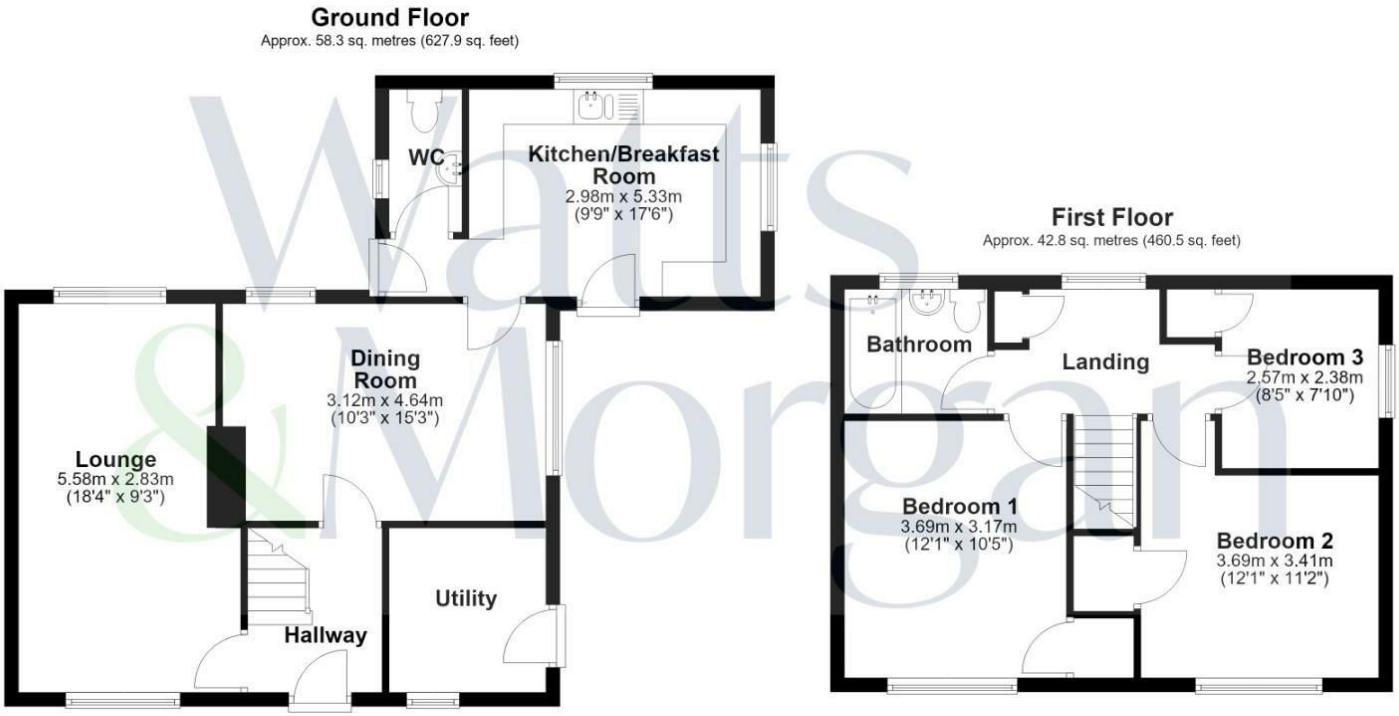
GARDENS AND GROUNDS

The property is approached from a quiet, small cul-de-sac via an enclosed front garden, predominantly laid to lawn. The wrap-around gardens provide a generous lawned area offering an excellent blank canvas for further landscaping, with paved areas providing space for seating and outdoor enjoyment. The gardens back onto St James' Church in Wick and benefit from a good degree of privacy.

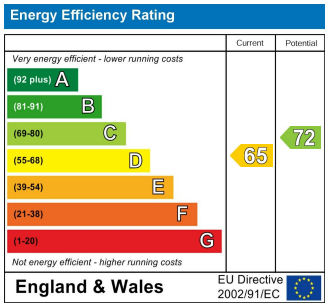
There is an internal useful utility/store housing the gas boiler, while on-street parking is available to the front of the property.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Council tax band D.



Total area: approx. 101.1 sq. metres (1088.5 sq. feet)



Scan to view property

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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