



Lyndhurst  
Wick, Vale of Glamorgan, CF71 7QD

Watts  
& Morgan



# Lyndhurst

Wick, Vale of Glamorgan, CF71 7QD

**Guide price: £490,000 Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A significantly extended, semi-detached family home to the eastern edges of the village of Wick providing a deceptive amount of accommodation with gardens and grounds to three sides. Kitchen/living/dining area, second sitting room / study and conservatory. Also utility room and cloakroom/WC. To the first floor: four double bedrooms and luxurious family bathroom with walk-in shower and contemporary slipper bath. Two of these bedrooms share a "Jack & Jill" shower room. Block paved driveway leading to garage; additional parking to gravelled hard standing. Low maintenance front garden and, to the rear, a sheltered, enclosed south facing garden area with deck, lawn and summer house with hot tub and bar within.

EPC rating: C72

## Directions

Llantwit Major Town Centre – 3.6 miles

Cardiff City Centre – 19.6 miles

M4 J35 Pencoed – 9.3 miles

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## Summary of Accommodation

### About the property

Lyndhurst is a semi-detached home, close to the eastern edges of the village of Wick. Understood to have been built in the mid 1980's it has been significantly extended and modernised since to provide generous accommodation within a sizeable garden plot surrounding the property to three sides including: plenty of parking, detached garage, private sheltered garden space with summer house and decked seating area. The property itself has been well tended and will serve as an ideal family home. From the front garden, an entrance doorway leads into the very heart of the house – an open plan kitchen/living/dining space. A distinct kitchen area looks over the front garden and is open plan to the adjoining dining area and living space, both of which look out over the rear garden. The kitchen includes a comprehensive range of units with matching central island and breakfast bar with appliances, where fitted, to remain including 'Bosch' hob, twin ovens and fully integrated dishwasher. Space remains for a fridge freezer and wine cooler (neither of these included). The adjoining areas provide ample additional space for the family. Accessed from the living space is a second sitting room looking to the front of the property, a great space suitable for home study/playroom etc. There is entry also into a conservatory which, in turn, looks over the driveway and has double doors opening into the rear garden. Wonderfully neat hidden, sliding doors lead into an inner hallway area from which a staircase with glass balustrading leads to a galleried landing area with bedroom accommodation off. Further doors lead from this lobby to a utility room with additional storage and space/plumbing for a washing machine; and to an adjacent WC. Rear entrance hallway has cloaks storage area and a doorway leading into the rear garden.



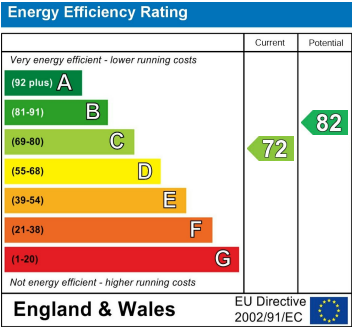
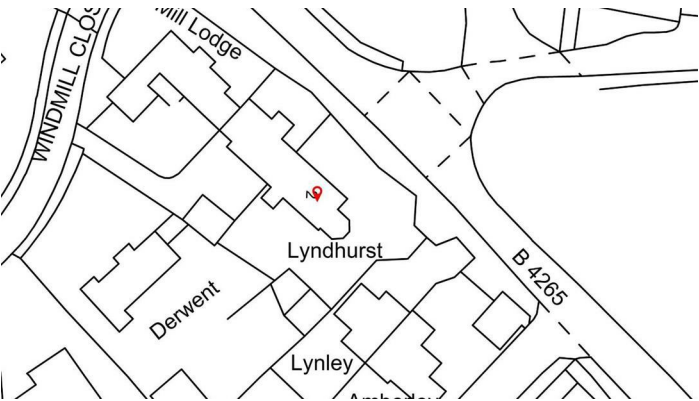
To the first floor the light-filled galleried landing area has doors leading to all four bedrooms and the family bathroom. The bathroom includes a luxurious modern suite with walk-in shower cubicle and contemporary slipper bath. The largest bedroom looks to the front and is adjacent to this bathroom; the second and third bedrooms are both doubles and share use of a "Jack & Jill" shower room. The fourth bedroom is again a double bedroom and currently used as a dressing room with wardrobes (to remain).

### Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council Tax: Band G

Garden & Grounds

Accessible from the Llantwit Road, a pull-in leads to a 5-bar gate which, in turn, opens onto the driveway. This block-paved driveway runs to the side of the property to the detached garage (approx. max 5.8m x 4.3m). The garage itself is entered via a roller shutter door to the front and a pedestrian door to the side, has power connected and a staircase to an eaves storage area. There is much additional parking to a gravelled area adjacent to the driveway. The gravelled area leads through a gated entrance to the front garden, another enclosed space. The rear of the property enjoys a fine southerly aspect there being a sizeable, sheltered private garden accessed from the rear entrance porch and via the conservatory. A timber decked seating area is to one corner, positioned to catch the best of the afternoon and evening sun with a larger lawn bordered, in part, shrub beds. Fitted neatly into the corner is a timber-built summer house with power connected and housing hot tub and bar (both available by separate negotiation).



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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