



Bryn Gwyn Cottage, Church Street
Wick, Cowbridge, Vagle of Glamorgan, CF71 7QE



Bryn Gwyn Cottage, Church Street Wick, Cowbridge, Vale of Glamorgan, CF71 7QE

£375,000 Freehold

2 Bedrooms : 1 Bathrooms : 2 Reception Rooms

A characterful cottage property in excellent order located to the heart of "Old Wick" and backing onto the Parish Church. Accommodation includes: family lounge with wood burner, dining room/second sitting area and kitchen/breakfast room. Also utility room and cloakroom. To the first floor are two double bedrooms both sharing use of a modern bathroom. South-facing, flagstone-paved courtyard garden fronts the property. Off road parking.

EPC rating: E42

Directions

The Village of Wick is situated on the B4265, Bridgend to Llantwit Major Road. At the Lamb and Flag public house take the turning into Church Street. Bryn Gwyn Cottage will be to your right, located opposite the entrance to the Primary School; and backing on to St James's Church.

- Cowbridge 6.7 miles
 - Llantwit Major 3.8 miles
 - Cardiff City Centre 19.6 miles
 - M4 (J35, Pencoed) 9 miles
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Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

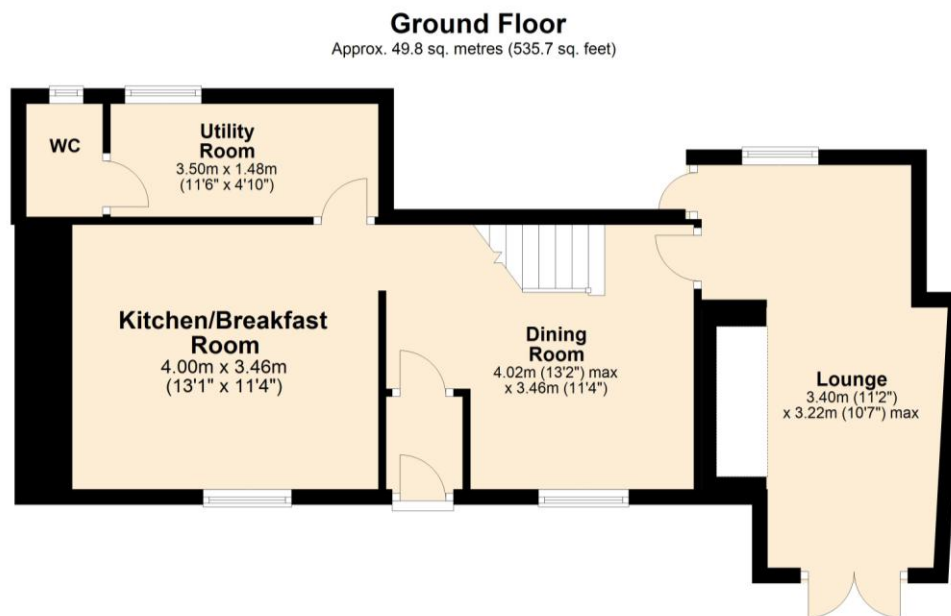
- * Located to the heart of "Old Wick" and backing onto the Parish Church of St James.
- * A stone built cottage, extended in more recent years, thought to date back over two hundred years.
- * Retaining significant character - including beamed ceilings and exposed stonework - the property has been sympathetically modernised and has been kept in excellent order.
- * Entrance porch leads into a short hallway from which there is access into the dining room.
- * Multipurpose dining room from which doors lead into the kitchen and also into the family lounge; staircase leads to the first floor.
- * The family lounge is a long room with double doors leading to the courtyard garden fronting Bryn Gwyn Cottage.
- * A window overlooks the rear of the property and onto the church yard with a door opening to a useful storage area.
- * This lounge is open to the pitch of the ceiling and features a 'Jotul' wood burner on a raised stone hearth set within an Inglenook style fire place.
- * Kitchen-breakfast room is of generous proportions and also looks over the front garden.
- * It is fitted with a very good range of units with appliances, where fitted, to remain including: a fully integrated dishwasher, fridge and freezer.
- * A deep chimney breast recess houses a range cooker (to remain) on a raised flagstone hearth
- * There is ample room within the kitchen for a family sized dining table and chairs.
- * Beyond the kitchen is a neat utility room with additional storage cupboards and space/plumbing for washing machine and dryer.
- * A ground floor WC/droakroom is located off the utility room.
- * To the first floor are two double bedrooms both flanking a modern bathroom.
- * The largest of the double bedrooms looks to the front elevation and includes a very good range of solid wood wardrobes.
- * The second double bedroom also looks to the front elevation and has a curving corner recess believed to house the original stone staircase for the property.
- * The bathroom suite includes bath, WC, basin and shower cubicle.

GARDENS AND GROUNDS

- * The property is located to the heart of "Old Wick" and is entered directly from church Street via a clematis-covered trellised arch.
- * This south-facing forecourt garden is sheltered from the street in front by stone walling with white painted timber picket fence atop.
- * This flagstone-paved area is accessed directly from the family lounge and includes cottage garden planted beds.
- * To the rear of the property is a convenient storage area used by Bryn Gwyn Cottage accessed directly from the family lounge; a timber store shed is to remain
- * The property, to the rear, looks directly over the St James Parish churchyard.
- * A parking bay for the property (approx 11m x 3.8m) is about 20 metres further along Church Street and also borders the churchyard

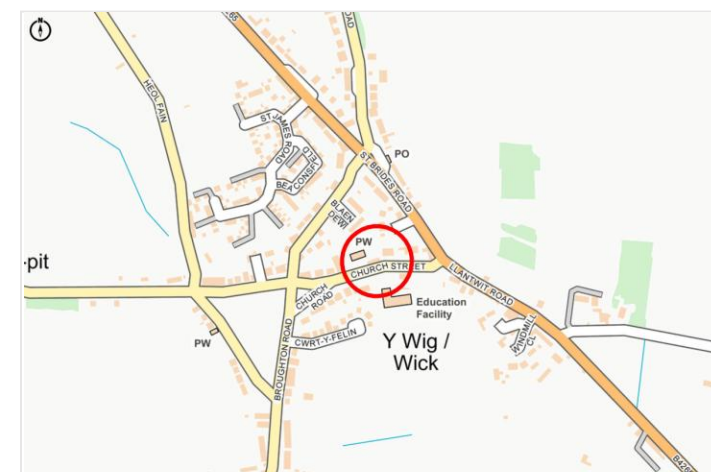
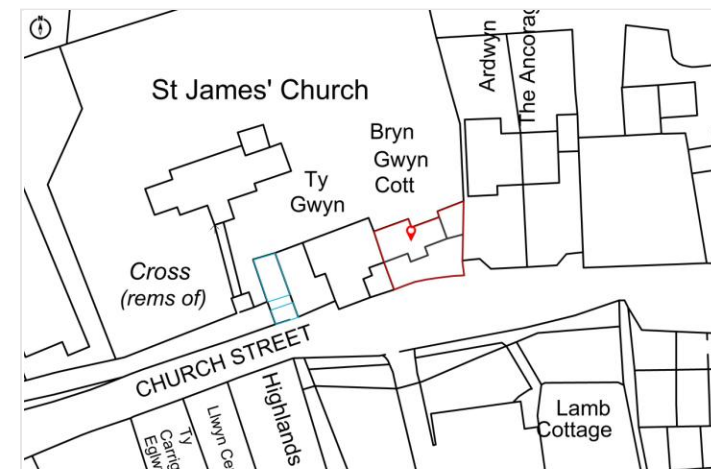
TENURE AND SERVICES Freehold. All mains services connected. Gas-fired 'combi' central heating.





Total area: approx. 82.4 sq. metres (886.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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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