



Bryn Y Cae, Llantwit Road
Wick, Near Cowbridge, Vale of Glamorgan, CF71 7QD





Bryn Y Cae, Llantwit Road Wick, Near Cowbridge, Vale of Glamorgan, CF71 7QD

£375,000 Freehold

2 Bedrooms : 1 Bathrooms : 2 Reception Rooms

A detached bungalow with south facing garden to the rear overlooking fields. In need of some modernisation, the spacious accommodation: includes living room and adjacent dining room. Kitchen opening to garden room with south facing patio and garden beyond. Two double bedrooms and shower room. Ample off-road parking. Also garage and a workshop / store behind. Generous south facing garden to the rear.

EPC Rating: D63

Directions

From Llantwit Major, travel along the B4265 coast road in a westerly direction. On entering the village of Wick, pass the turning into Windmill Close, to find Bryn y Cae beyond about 100 metres to your left.

- Llantwit Major 3.7 miles
 - Cowbridge 6.5 miles
 - Cardiff City Centre 19.3 miles
 - M4 (J35, Pencoed) 9 miles
-

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

- * Bryn Y Cae is a detached, true bungalow located in the village of Wick.
- * In need of modernisation and upgrading, it has further scope to extend (subject to any appropriate consents).
- * Entrance porch opens into central hallway from which doors lead to all rooms.
- * To the front of the property is a living room with square bay window looking out over the front garden; an arch connects to the dining room.
- * It is understood these were originally two rooms that have been opened to create one large space.
- * Kitchen is towards the rear of the property and includes a range of fitted units.
- * An open square arch connects directly into the garden room positioned to enjoy southerly views looking out over the rear garden with fields and farmland beyond.
- * Garden room has a door to the garden itself and a connecting door into the garage with workshop beyond.
- * There are two double bedrooms, one bedroom looking over a side patio and another, larger bedroom with broad picture window enjoying a southerly aspect looking over the rear garden.
- * Shower room with walk-in shower.

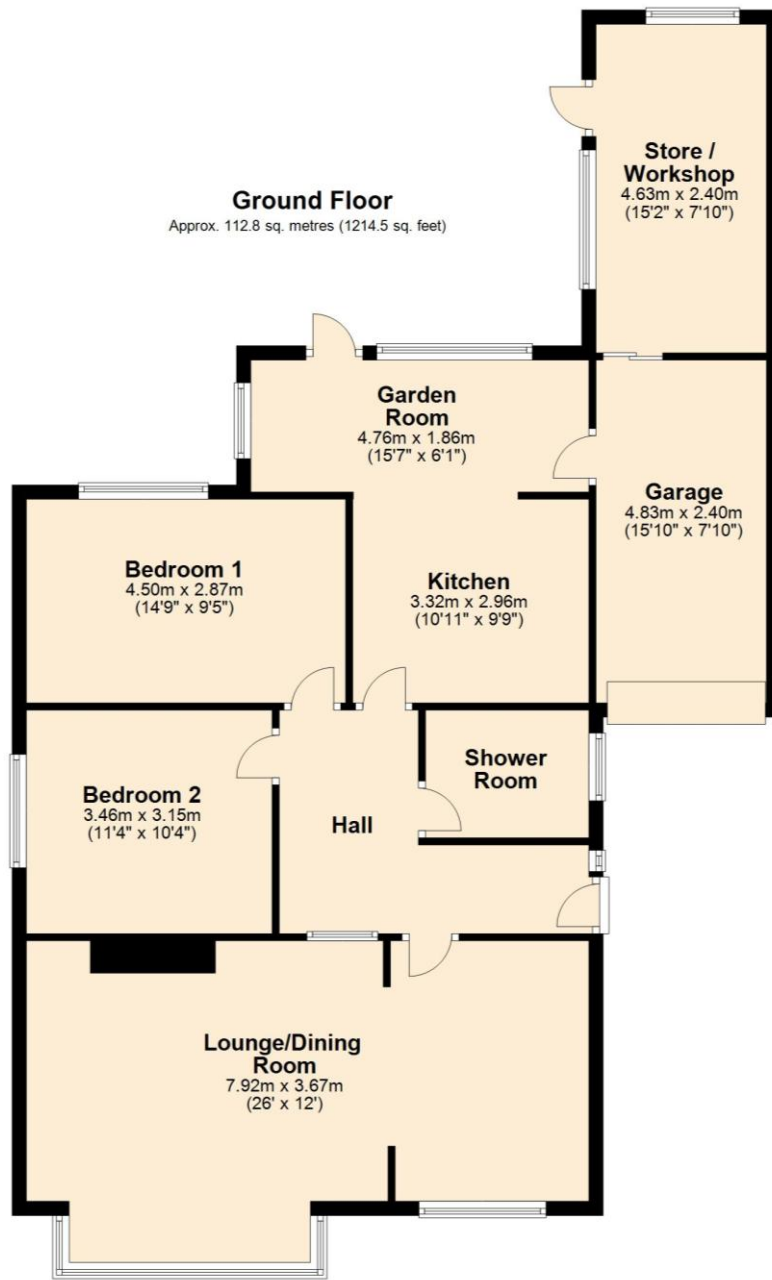
GARDENS AND GROUNDS

- * Set within a good, proportionate plot, Bryn y Cae fronts onto Llantwit Major Road
- * A pull-in parking area belonging to the property leads, in turn, onto a gently sloping driveway running past the lawned front garden.
- * Driveway runs to the side of the property, past the principal entrance door and, via an up and over door, into the garage.
- * Garage (approx. max. 4.8m x 2.4m) entered via an up and over door. * An internal door leads from here into the garden room while a further door leads, up two steps, into a workshop (approx. max. 4.6m x 2.4m).
- * This highly adaptable, multi purpose workshop / store room looks out over the rear garden and has a door opening to the same.
- * To the rear of the property is a sizeable private garden space including a paved patio area overlooked by, and directly accessed from, the garden room adjacent to the kitchen.
- * Beyond this patio area is a lawn screened, in part, by mature shrubs.
- * To the eastern side of the property and overlooked by the second bedroom is a paved courtyard garden space from which a gated entrance leads through to the front garden.
- * Beyond the rear boundary wall are open fields and farmland

TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating boiler.





Total area: approx. 112.8 sq. metres (1214.5 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		97
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

