





1 Church Road

Wick, Cowbridge

LOVELY PRESENTATION with this FOUR BEDROOM DETACHED FAMILY HOME located in the heart of the SOUGHT AFTER VILLAGE of Wick, Vale of Glamorgan, with near...

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- DETACHED FAMILY HOME.
- 4 BEDS. 2 RECPS. EN-SUITE.
- 65' DRIVEWAY. GARAGE.
- 2022 KITCHEN/BREAKFAST.
- IMPRESSIVE GARDENS.
- SOUGHT AFTER VILLAGE.





GROUND FLOOR.

Entrance Hallway.

UPVC opaque glazed front entrance door with UPVC windows to front. UPVC window to side. Radiators. Ceramic floor tiles. Stairs to the first floor. Glazed double doors to sitting room. Doors to kitchen/breakfast room, two bedrooms, dining room/sun room and family bathroom. Storage cupboard.

Sitting Room.

Dimensions: 23' 5" x 12' 4" (7.13m x 3.76m). UPVC window to front and side. Radiators. Gas stove fire with slate hearth.

Bedroom 1.

Dimensions: 10' 11" x 12' 8" (3.32m x 3.86m). UPVC window to front. Radiator (wood block block flooring under carpet). Built-in wardrobes.

Bedroom 2.

Dimensions: 9' 0" x 9' 5" (2.74m x 2.87m). UPVC window to front. Radiator.

Dining Room/Sun Room.

Dimensions: 22' 7" x 10' 10" (6.88m x 3.30m). UPVC patio doors to rear. Radiators. Space for dining room table and chairs. Sitting room area.

Bathroom/Utility Area.

Dimensions: 18' 8" x 7' 9" (5.69m x 2.36m). UPVC opaque window to side. Radiator. Shower enclosure with mixer shower. Vertical radiator. Ceramic floor tiles. Partially tiled walls. Panelled bath with whirlpool jets. Low level comfort WC. Wash hand basin with mixer tap and storage unit. Space for white goods. Wall mounted combination Worcester boiler (2012). Radiator. Please note the WC and Bath have both been lowered and replaced with Heritage brands.

Kitchen/Breakfast Room.

Dimensions: 21' 11" x 9' 0" (6.68m x 2.74m). UPVC windows to rear. Ceramic floor tiles. UPVC French doors to rear. Breakfast area. Fully fitted 2022 shaker





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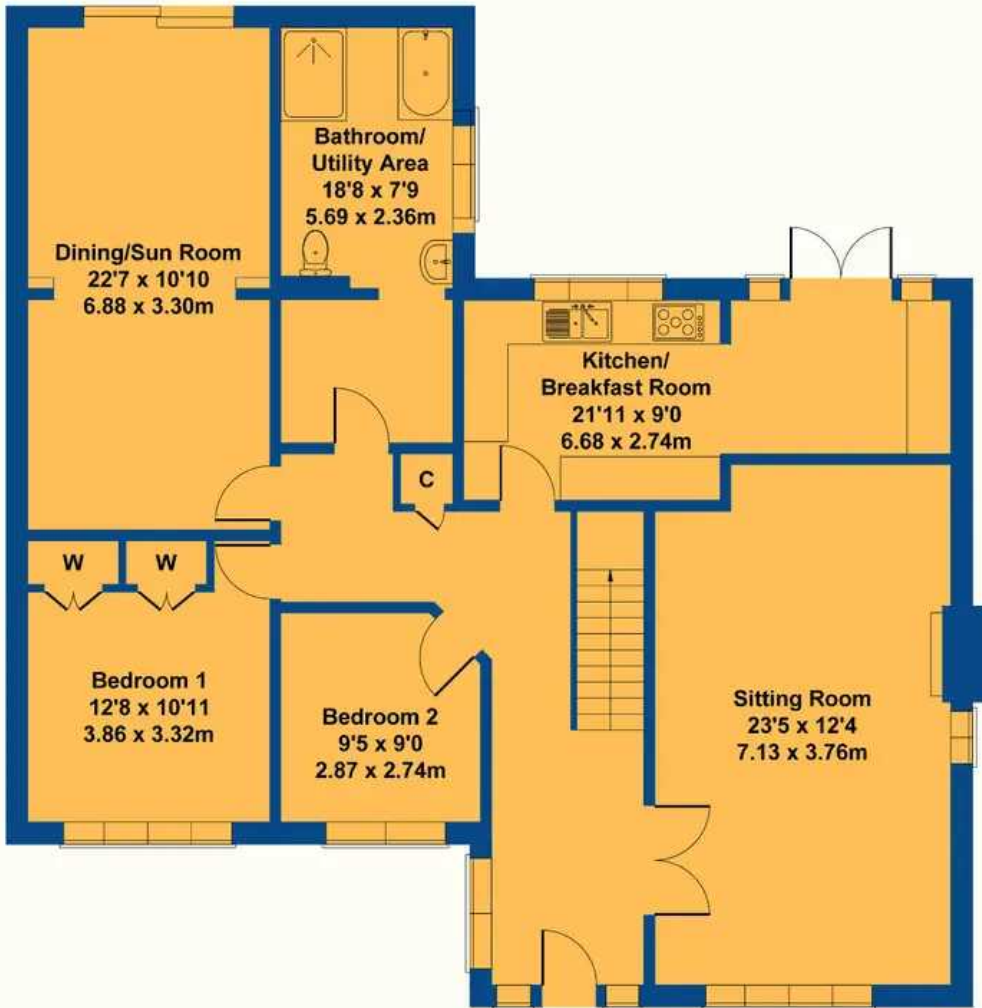
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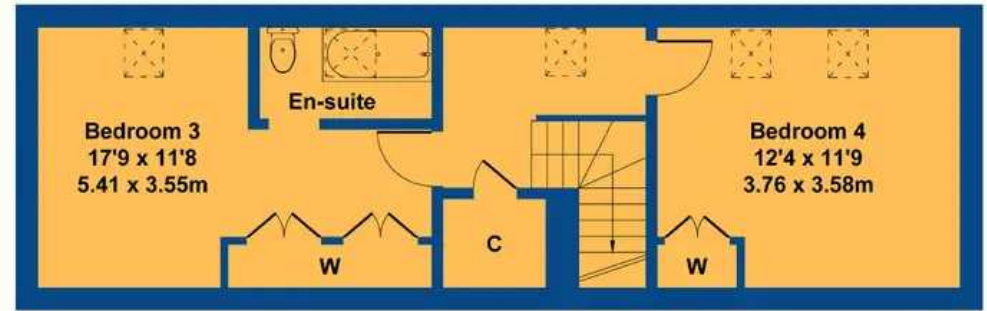


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Approximate Gross Internal Area
1851 sq ft - 172 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Chris Davies Estate Agents

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