





## 1 Church Road

Wick, Cowbridge

NO FORWARD CHAIN. LOVELY PRESENTATION with this FOUR BEDROOM DETACHED FAMILY HOME located in the heart of the SOUGHT AFTER VILLAGE of Wick, Vale of Glamorgan, with nearby village green, village hall and views of the Grade 2\* 12th century village church, within walking distance of the local village shop, pubs, well regarded school and within easy reach of the Heritage Coastline (1.5 miles). Briefly the property comprises an impressive entrance hallway, sitting room with gas stove fire, 2022 KITCHEN/BREAKFAST ROOM, dining room/sun room, family bathroom and utility area, and two bedrooms to the ground floor. To the first floor there are two bedrooms with EN-SUITE. Outside to the front and rear are impressive well presented landscaped gardens with a 65' driveway providing ample parking and a detached garage with potential to convert into an annexe subject to relevant planning permission. The property enjoys gas central heating with a combination Worcester boiler and UPVC windows and doors (with UPVC French doors and patio doors opening to the rear garden). Hafren is an ideal opportunity to acquire a spacious property in a well respected coastal village location.





## 1 Church Road

Wick, Cowbridge

- DETACHED FAMILY HOME.
- 4 BEDS. 2 RECPS. EN-SUITE.
- 65' DRIVEWAY. GARAGE.
- 2022 KITCHEN/BREAKFAST.
- SOUGHT AFTER VILLAGE.
- IMPRESSIVE GARDENS. EPC C74.
- NO FORWARD CHAIN.





## 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. Brand new Heritage bath tub. Heritage 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 kitchen comprising eye level and base units with solid wood work surfaces over. Inset stainless steel sink with one and a half bowl and mixer tap. Siemens double Inset oven with the top oven also acting as a combination grill and microwave. American style fridge/freezer. Integral five burner gas Miele hob with hood. Ceramic wall tiles. Vertical radiator.

### **FIRST FLOOR.**

#### **Landing.**

Storage cupboard. Doors to bedrooms. Radiator. Velux to rear.

#### **Bedroom 3.**

Dimensions: 17' 9" x 11' 8" (5.41m x 3.55m). Velux to rear. Wash hand basin plus unit and mixer tap. Radiator. Built-in wardrobes. Down lighting. Opening to en-suite.

#### **En-suite.**

Low level WC. Panelled bath. Velux to rear. Radiator.

#### **Bedroom 4.**

Dimensions: 12' 4" x 11' 9" (3.76m x 3.58m). Velux's to rear. Radiator. Down lighting. Built in storage.





## **OUTSIDE.**

### **Front.**

Dimensions: 54' 0" x 48' 0" (16.45m x 14.62m). A well maintained mature walled garden laid mainly to lawn with a variety of trees, shrubs and borders etc. Porcelain tiles.

### **Driveway.**

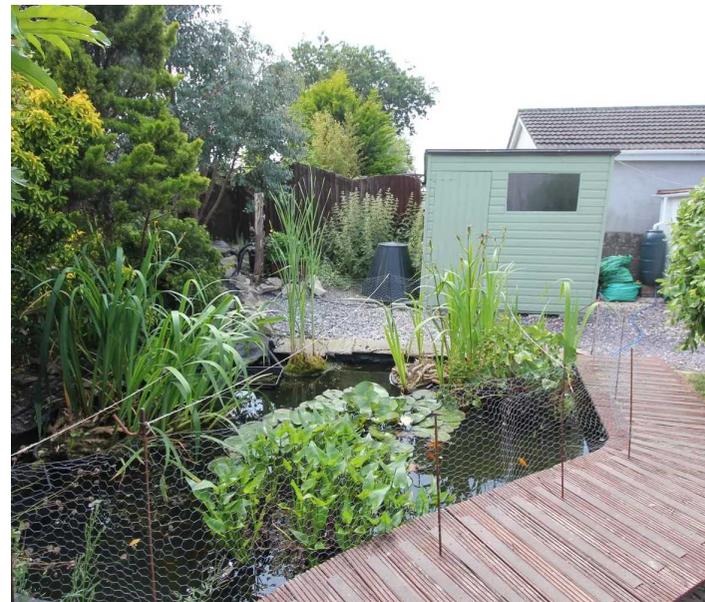
Dimensions: 65' 0" x 10' 0" (19.80m x 3.05m). Block paviour with car turning area.

### **Rear Garden.**

Dimensions: 60' 0" x 50' 0" (18.27m x 15.23m). Enclosed landscaped garden. Southerly. Well maintained with block paviour area providing space for table and chairs and barbecues etc. Decking area providing space for additional seating. Water tap. Circular lawn area. Mature borders, shrubs and trees etc. Wooden garden shed. Water feature. Timber gated access at side for driveway. Workshop and ex-coal shed for storage - attached to garage.

### **Garage.**

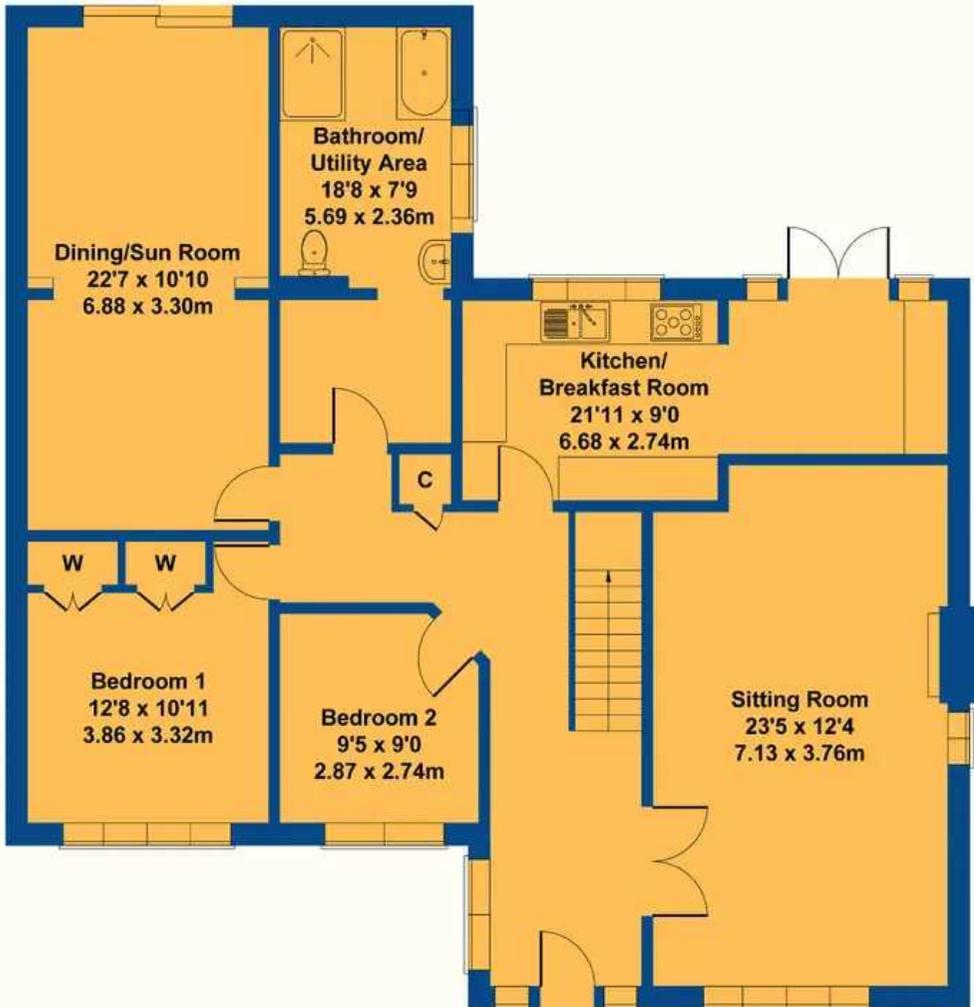
Up and over door. Power and lighting.



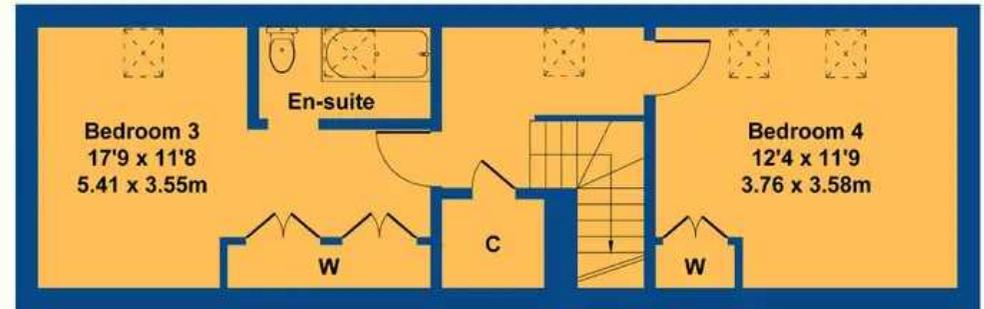


# Hafren

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

Chris Davies Estate Agent, Heritage House East Street - CF61 1XY

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.