



Rivendell Broughton Road, Wick

Offers Over £800,000



Rivendell Broughton Road

Wick, Cowbridge

COUNTRYSIDE ASPECT AND SEA VIEWS. SUPERB PRESENTATION with this FIVE BEDROOM, FOUR BATHROOM, AND THREE RECEPTION ROOM EXTENDED DETACHED FAMILY HOME located in the heart of the SOUGHT AFTER VILLAGE of Wick, Vale of Glamorgan, with nearby village green, village hall and stunning views of the countryside and the sea from the first floor. Rivendell is within walking distance of the local village shop, pubs, well regarded school (nursery and primary) and within easy reach of the Heritage Coastline (1.5 miles). Briefly the property comprises entrance hallway, sitting room, reception room 2, utility room, STUNNING KITCHEN/DINER, reception room 3, and WC/shower room to the ground floor. To the first floor there are five bedrooms with TWO EN-SUITES, walk in wardrobe to the master bedroom, and family bathroom. Outside to the front and rear are well presented landscaped gardens with driveway providing ample off road parking and double garage. The property enjoys gas central heating with a combination Worcester boiler (controlled via Hive App and thermostats), burnt larch to the rear elevation, porcelain tiles throughout, and UPVC windows and doors (with UPVC French doors and patio doors opening to the rear). Rivendell is an ideal opportunity to acquire an architect designed spacious property in a well respected coastal village location.



- EXTENDED DETACHED FAMILY HOME.
- 5 BEDROOMS. 4 BATHROOMS.
- 3 RECEPTION ROOMS.
- DOUBLE GARAGE. UTILITY



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- DOUBLE GARAGE. UTILITY.
- SUPERB KITCHEN/DINER.
- COUNTRYSIDE VIEWS.
- POPULAR VILLAGE LOCATION.
- UNDER FLOOR HEATING. GCH COMBI.
- PLANNING FOR A 6TH BEDROOM.





GROUND FLOOR

Entrance Hallway

Radiator. Stairs to first floor. Opaque glazed front entrance door. Glazed doors to sitting room, reception room 2, utility room and door to WC/shower room. Parquet flooring under carpet.

Sitting Room

23' 3" x 11' 9" (7.09m x 3.58m)
Radiator. UPVC bay window to front. Electric pebble effect fireplace. Parquet flooring under carpet. Patio door to kitchen/diner.

Reception Room 2

10' 9" x 15' 10" (3.28m x 4.83m)
Radiator. UPVC bay window to front. Parquet flooring under carpet. Bookcase.

Shower Room

5' 7" x 7' 7" (1.70m x 2.31m)
Low level WC. Wash hand basin with mixer tap. Shower enclosure with mixer shower. Down lighting. Ceramic floor tiles. Vertical radiator. Ceramic wall tiles.

Utility Room

9' 1" x 10' 1" (2.77m x 3.07m)
UPVC opaque glazed door to side. Porcelain floor tiles. Fitted base units with work surface over. Belfast sink with mixer tap. Down lighting. Built in storage units. Door to kitchen/diner. Under cupboard lighting and plinth lighting. Worcester wall mounted combination boiler providing the central heating and hot water, and the under floor heating. Larder cupboard. Full length cupboard floor to ceiling.





Kitchen/Diner

28' 5" x 13' 6" (8.66m x 4.11m)

UPVC windows to rear. UPVC French doors to rear. Porcelain floor tiles. Larder cupboard with independent lighting. Down lighting. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Belfast 2 bowl sink with mixer tap. Integrated dishwasher. Partially tiled walls. Two integrated ovens. Plate warming drawer. Integrated microwave/oven combi. Breakfast bar area. 5 burner gas hob. Space for dining room table and chairs. French doors to reception room three. Under cupboard lighting and plinth lighting. Under floor heating. Seating area.

Reception Room 3

24' 8" x 11' 1" (7.52m x 3.38m)

Down lighting. Sky light. UPVC French doors to rear. Porcelain floor tiles. Door to garage. Under floor heating.

FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Loft access. UPVC window to front. Linen cupboard.

Master Bedroom 14' 3" x 11' 5" (4.34m x 3.48m)

UPVC patio doors to rear with balcony with countryside and distant sea views. Two vertical radiators. UPVC opaque window to side. Doors to en-suite and walk in wardrobe.

En-suite 7' 1" x 14' 3" (2.16m x 4.34m)

Impressive UPVC window to rear with countryside and distant sea views. Shower enclosure with mixer shower. High level WC. Porcelain floor and wall tiles. Wash hand basin with mixer tap and insert mirrored wall cabinet with demist function. Radiator. Panelled jacuzzi and spa bath with mood lighting and ozone cleaning facility. Down lighting. Electric remote controlled Velux window.



**Walk in Wardrobe**

8' 4" x 6' 10" (2.54m x 2.08m)

Bedroom 2

10' 3" x 11' 8" (3.12m x 3.56m)

UPVC window to front. Radiator.

Bedroom 3

11' 0" x 10' 10" (3.35m x 3.30m)

UPVC window to front. Radiator. Built in wardrobe. Door to en-suite.

En-suite

5' 6" x 7' 7" (1.68m x 2.31m)

UPVC opaque windows to side. Low level WC. Vertical radiator. Porcelain wall tiles and floor tiles. Shower enclosure with mixer shower. Wash hand basin with mixer tap. Down lighting.

Family Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

Low level WC. Panelled bath with mixer shower over. Porcelain wall and floor tiles. Wash hand basin with mixer tap. Vertical radiator. Down lighting.

Bedroom 4

8' 9" x 13' 8" (2.67m x 4.17m)

UPVC window to rear with countryside and distant sea views. Radiator.

Bedroom 5 / Study

8' 8" x 6' 0" (2.64m x 1.83m)

UPVC opaque window to side. Radiator.





GARDEN

Front garden - an enclosed well presented garden laid to lawn. Combination of stone walling and fencing. Paved porch area. Outside lighting. Gate to side. Mature borders and trees.

GARDEN

Rear garden - An enclosed garden laid to lawn with paved terrace, water tap, vegetable patches, paved area for table and chairs and barbeques etc, shed, mature borders of trees and shrubs, and outdoor lighting. Sunken firepit. Electric supply. Water and drainage supply.

GARAGE

Double Garage

Double garage. 17.6' x 15.6' Power and lighting. Electric roller door.

DRIVEWAY

4 Parking Spaces

Gated driveway providing ample off road parking for approximately four cars.







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