





15 Beaconsfield

Wick, Cowbridge

This semi detached 2018 new build David Wilson home is ideal for first time buyers, located in the sought after village of Wick, Vale of Glamorgan, with its well regarded Primary School, pubs and village shop with Post Office, and within easy reach of the Heritage Coastline and beaches. The property briefly comprises to the ground floor; cloakroom/WC, kitchen, and sitting/dining room. The kitchen includes a built-in oven, gas hob and extractor. The sitting/dining room enjoys French double doors opening onto the patio area and south easterly level and private garden laid to lawn. On the first floor, there are two bedrooms which share the contemporary family bathroom which has a shower over the bath. Outside to the front is a DOUBLE DRIVEWAY. The property enjoys gas central heating with a combination boiler and UPVC windows. Please note there is a yearly management charge with this property (estimated at £246pa). This charge is used for the upkeep, maintenance and management of the development. NO FORWARD CHAIN. 10 years NHBC from 2018.

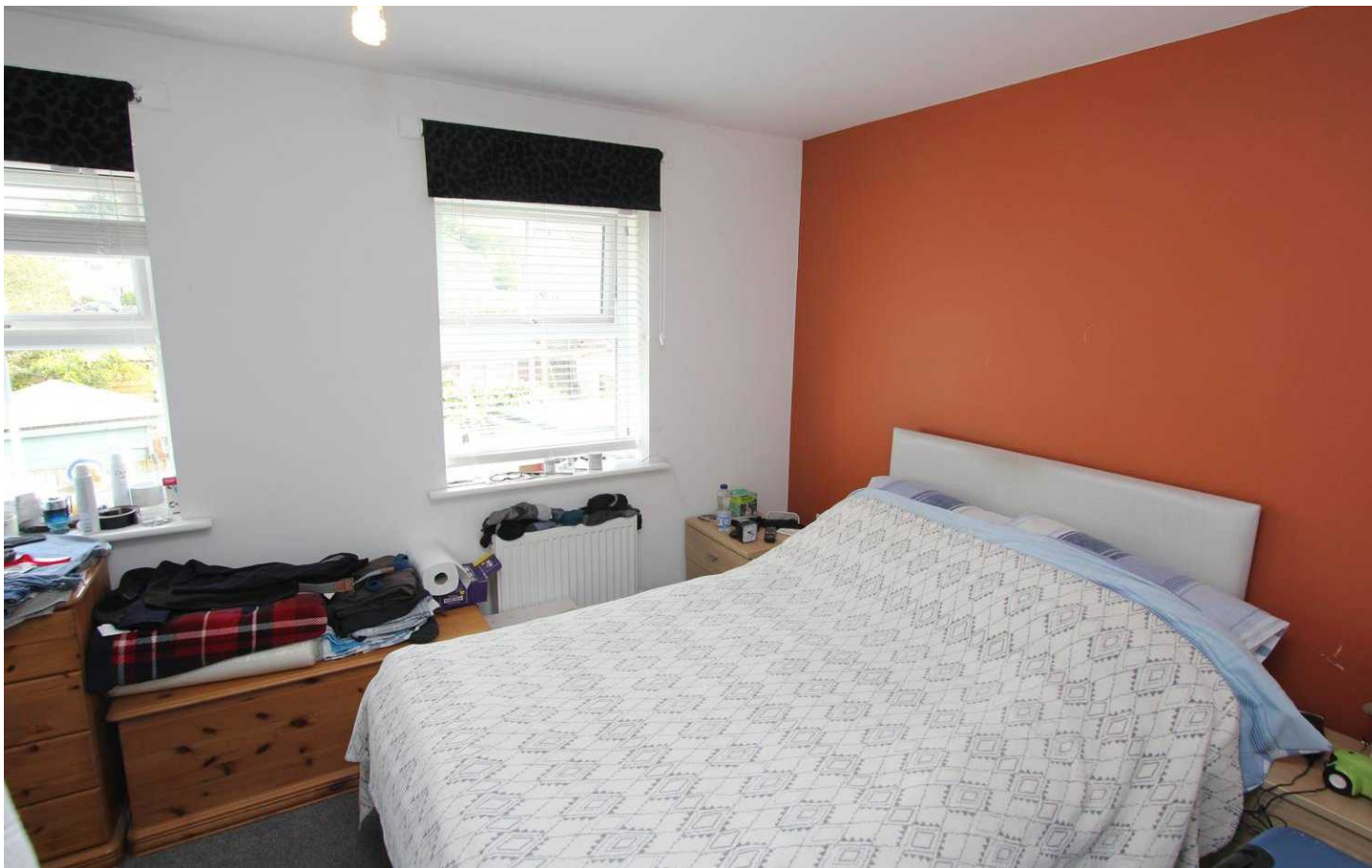
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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- SEMI DETACHED HOME.
- DOUBLE DRIVEWAY. EPC B82.
- 2 BEDS. GCH. CLOAKS/WC.
- PRIVATE REAR GARDEN.
- NO CHAIN. VILLAGE LOCATION.
- IDEAL FIRST TIME BUY.





GROUND FLOOR

Entrance Hallway

Front entrance door. Door to kitchen, sitting/dining room and cloakroom/WC. Stairs to first floor. Wood effect vinyl flooring.

GROUND FLOOR

Cloakroom/WC

Dimensions: 4' 10" x 2' 9" (1.47m x 0.84m). Low level WC. Corner wash hand basin. Wood effect vinyl flooring. Radiator.

Kitchen

Dimensions: 6' 6" x 9' 10" (1.98m x 2.99m). UPVC window to front. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Space for white goods. Wall mounted gas combination boiler providing the central heating and hot water. Inset stainless steel sink with mixer tap. Inset gas hob with electric oven and hood. Partially tiled walls. Wood effect vinyl flooring.

Sitting/Dining Room

Dimensions: 14' 1" x 13' 5" (4.29m x 4.09m). UPVC French doors to rear. Built-in cupboard. Radiator. UPVC window to rear.





FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Loft access.

Family Bathroom

Dimensions: 5' 5" x 6' 6" (1.65m x 1.98m). Panelled bath with mixer shower over. Pedestal wash hand basin. Low level WC. Wood effect vinyl flooring. Heated towel rail.

Bedroom One

Dimensions: 8' 6" x 13' 5" (2.59m x 4.09m). Two UPVC window to rear. Radiator.

Bedroom Two

Dimensions: 10' 5" x 8' 6" (3.17m x 2.59m). Two UPVC windows to front. Radiator. Built-in wardrobe and storage.

OUTSIDE

Front

Driveway for two cars. Gate at side providing access to rear.

Rear Garden

Dimensions: 27' 0" x 19' 0" (8.22m x 5.79m). An enclosed south easterly garden, private, level, and laid mainly to lawn. Paved area.





GARDEN

Rear garden - enclosed and laid to lawn. (shed not included).

DRIVEWAY

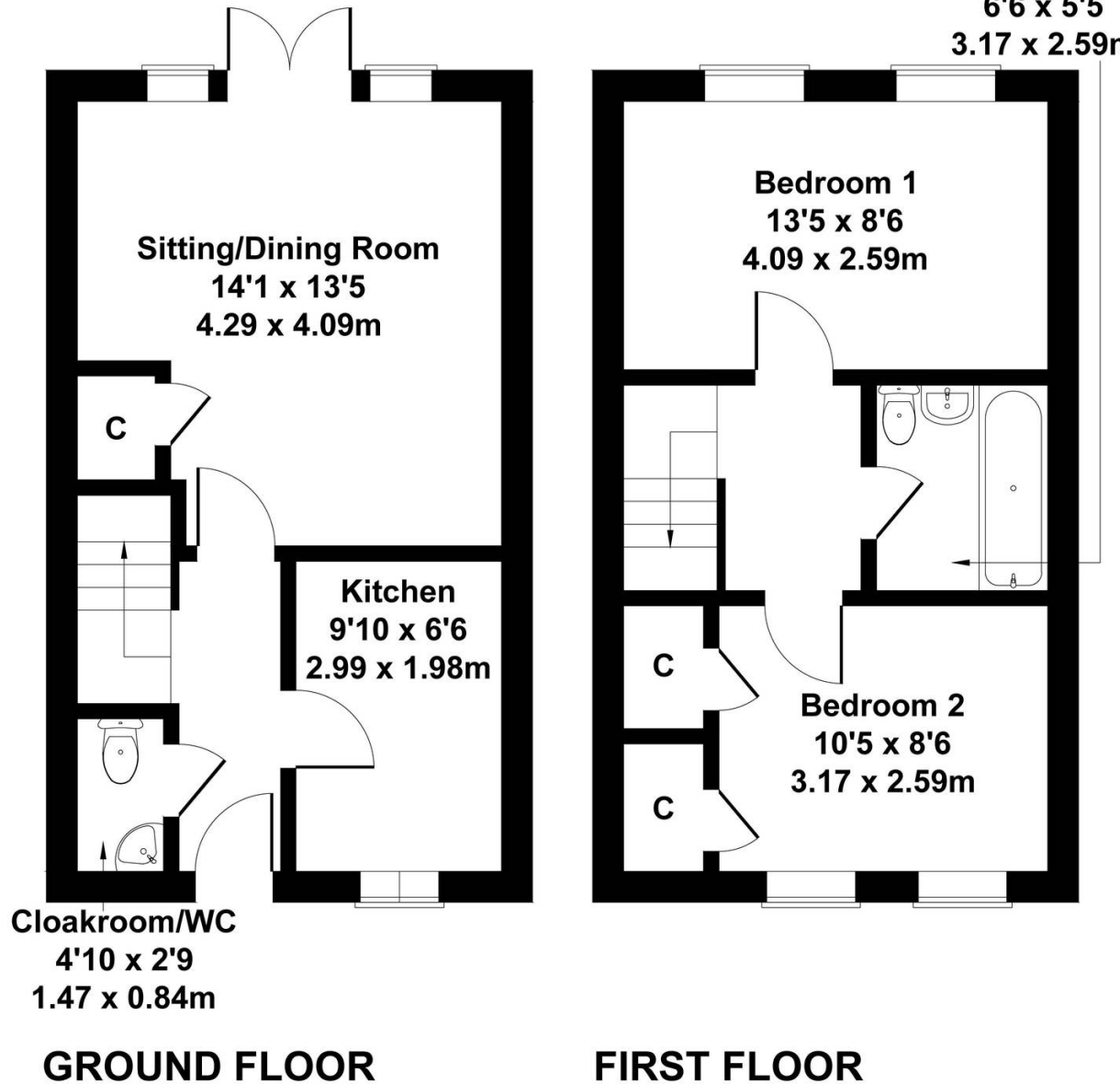
2 Parking Spaces



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Approximate Gross Internal Area
657 sq ft - 61 sq m

Family Room
6'6 x 5'5
3.17 x 2.59m



Not to Scale. Produced by The Plan Portal 2020
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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.