





## 64 St. James Road

Wick, Cowbridge

With superb countryside views and distant sea views, with this David Wilson new build family home, located in the sought after village of Wick, vale of Glamorgan. The property briefly comprises; to the ground floor - entrance hallway, cloakroom/WC, sitting room, kitchen/diner and utility room. To the first floor are four bedrooms, family bathroom and ensuite shower room to the master bedroom. Outside there is a well maintained garden to the rear, garage and driveway. 64 St. James Road enjoys a stunning countryside aspect to the front with distance sea views, UPVC windows and French doors, new front door, Amtico flooring, fibre, two Hive systems, and gas central heating with a combination boiler and pressurised cylinder system. Wick is within easy reach of the towns of Bridgend, Cowbridge and Llantwit Major, and the Heritage Coastline and beaches. Viewings are highly recommended to fully appreciate the location on the development and the splendid views.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



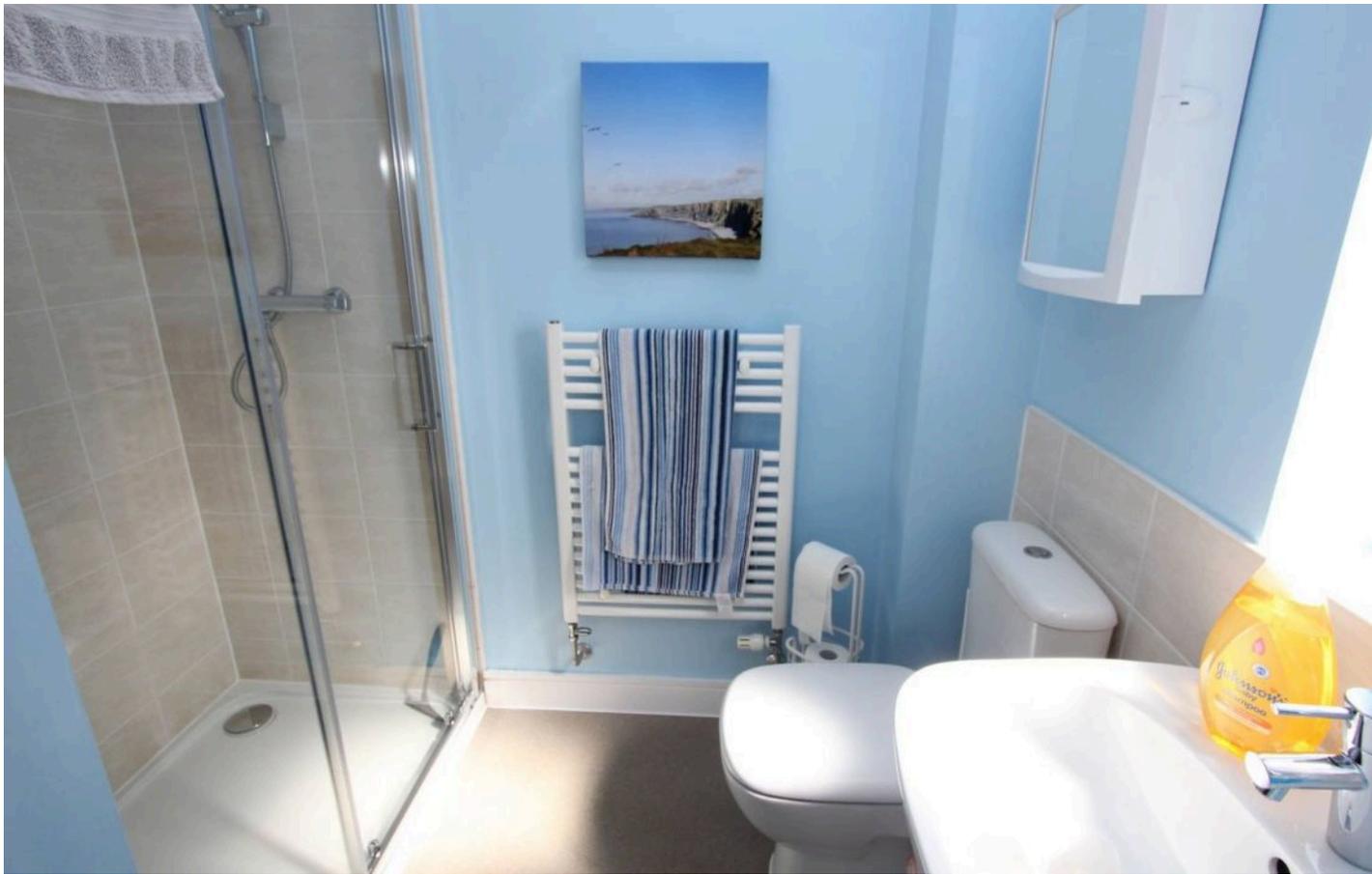


## 64 St. James Road

Wick, Cowbridge

- DETACHED FAMILY HOME.
- DAVID WILSON NEW BUILD.
- SUPERB COUNTRYSIDE VIEWS.
- GARAGE. DRIVEWAY.
- 4 BEDROOMS. EN-SUITE.
- UTILITY. CLOAKROOM/WC.
- SOUGHT AFTER VILLAGE LOCATION.
- EPC B84.





## GROUND FLOOR

### Entrance Hallway

Opaque glazed front entrance door. Wood effect Amtico flooring. Stairs to first floor. Under stairs cupboard. Radiator. Doors to kitchen, sitting room and cloakroom/WC.

### Cloakroom/WC

3' 2" x 4' 8" (0.97m x 1.42m)

Low level WC. UPVC opaque window to side. Radiator. Corner wash hand basin with mixer tap. Storage cupboard. Wood effect Amtico flooring.

### Sitting Room

18' 8" x 10' 11" (5.69m x 3.33m)

UPVC bay window to front with superb views of the countryside and distant sea views. Radiator. Wood effect Amtico flooring. Radiator.

### Kitchen

12' 5" x 19' 8" (3.78m x 5.99m)

UPVC French doors to rear UPVC window to rear. Ceramic floor tiles. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Down lighting. Eye level oven and grill. Gas hob (x6 burners) with hood. Built in fridge freezer.

### Utility Room

Opaque glazed door to side. Wall mounted Logic combination boiler providing the central heating and hot water. Radiator. Ceramic floor tiles. Space for white goods. Work surface, eye level and base units.

## FIRST FLOOR

### Landing

UPVC window to side. Doors to bedrooms and bathroom. Airing cupboard with hot water cylinder (pressurised system). Loft access. Radiator.



**Bedroom 4**

7' 9" x 10' 10" (2.36m x 3.30m)

UPVC window to front. Radiator. Wood effect Amtico flooring.

**Bedroom 1**

11' 11" x 10' 6" (3.63m x 3.20m)

UPVC window to front and side. Radiator. Built in double wardrobes. Door to en-suite.

**En-Suite**

5' 5" x 7' 0" (1.65m x 2.13m)

Vertical radiator. Shower enclosure with mixer shower. Low level WC. Pedestal wash hand basin with mixer tap. Vinyl floor covering. Opaque UPVC window to side.

**Family Bathroom**

7' 2" x 5' 6" (2.18m x 1.68m)

UPVC opaque window to side. Low level WC. Vertical radiator. pedestal wash hand basin with mixer tap. Panelled bath with mixer shower attachment. Vinyl floor covering.

**Bedroom 4**

7' 6" x 10' 9" (2.29m x 3.28m)

UPVC window to rear. Radiator. Wood effect Amtico flooring.

**Bedroom 2**

11' 1" x 8' 6" (3.38m x 2.59m)

UPVC window to rear. Radiator. Built in wardrobes. Wood effect Amtico flooring.





#### **GARDEN**

Rear Garden - an enclosed low maintenance garden with Indian sandstone paving providing areas for table and chairs etc. Mature borders. Gate to side.

#### **GARAGE**

Single Garage

Garage for one car with power and lighting.

#### **DRIVEWAY**

2 Parking Spaces

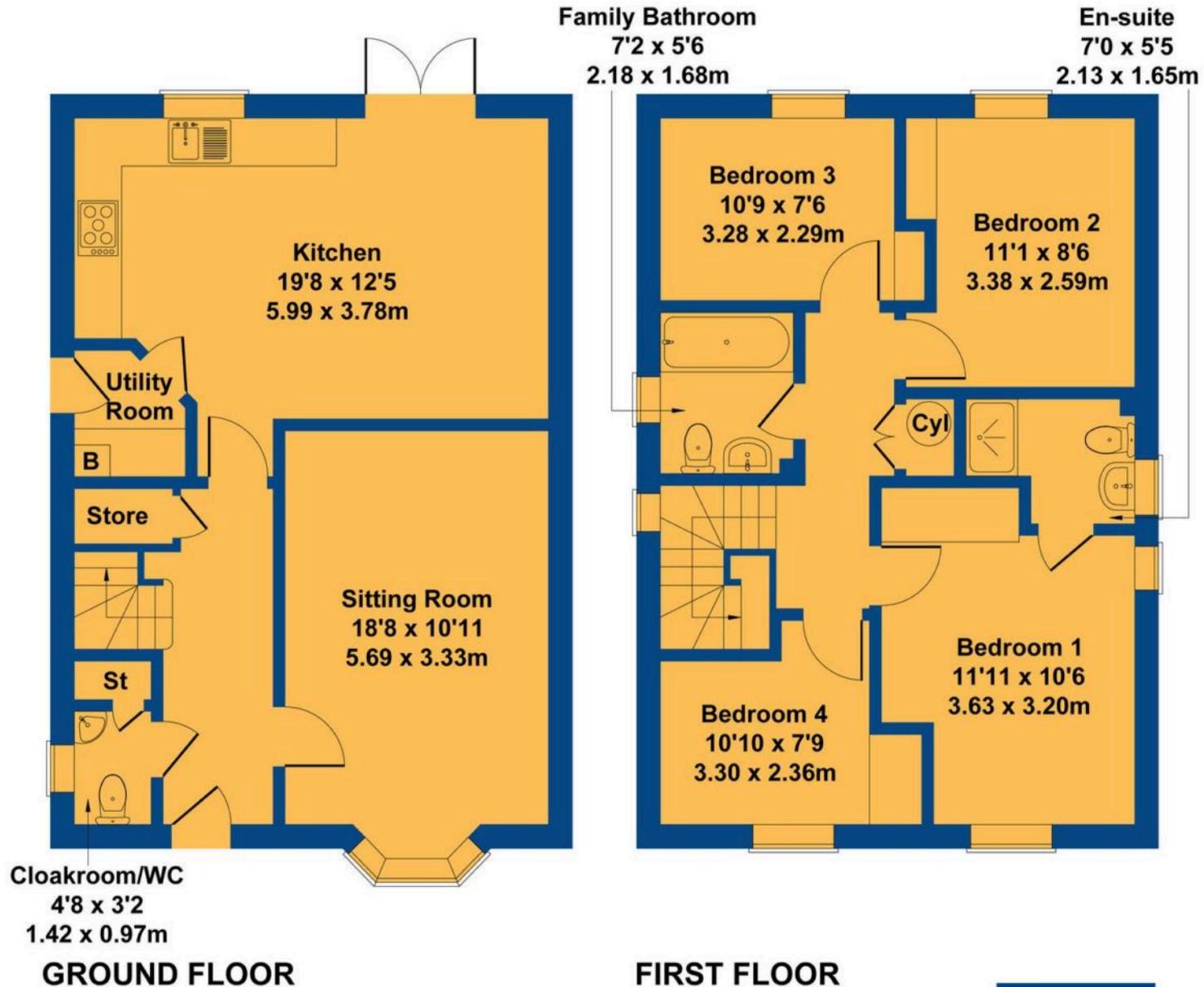
Driveway providing ample off road parking.





# 64 St James Road

Approximate Gross Internal Area  
1152 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

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