



Elder Cottage Llantwit Road, Wick

£499,950 Freehold

SUPERB PERIOD COTTAGE. • 4 BEDROOMS/STUDY. • GCH COMBI. 2 BATHROOMS. • 2 RECEPTION ROOMS. • DRIVEWAY. EPC TBC. • OUTBUILDING. • LOVELY COTTAGE GARDEN. • PERIOD CHARACTER THROUGHOUT.





In one of the most sought after village locations in the Vale of Glamorgan, lies this superb extended period cottage. The village of Wick lies within walking distance of the local pubs, village shop, coffee house, well respected Primary School, and Heritage Coastline with its beaches. Excellent access to the towns of Bridgend, Cowbridge and Llantwit Major. This stunning cottage which has been greatly improved by the current owners, briefly comprises; sitting room, dining room, study/bedroom 4, shower room and kitchen to the ground floor. To the first floor are three well proportioned bedrooms and a family bathroom. Outside there is a large south and west facing tranquil cottage style garden with an outbuilding used as a study and games room. The property enjoys gas central heating, sash windows, log burners, floor tiles and feature stone walls throughout. This property is full of period character and presented to a high standard, making this a must see property to fully appreciate. So book a viewing asap - by appointment only.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





GROUND FLOOR

Sitting Room

12' 0" x 13' 10" (3.66m x 4.22m)

Sash window to front. Radiator. Fireplace with log burner.

Dining Room

14' 6" x 13' 7" (4.42m x 4.14m)

Sash window to front. Radiator. Fireplace with log burner. Tiled flooring. Stairs to first floor. Entrance to inner hallway.

Inner Hallway

Doors to kitchen, shower room, and study/bedroom 4.

Study/Bedroom 4

12' 7" x 9' 7" (3.84m x 2.92m)

Window to rear. Radiator.

Shower Room

7' 2" x 5' 5" (2.18m x 1.65m)

Low level WC. Window to rear. Radiator. Wash hand basin. Shower enclosure with mixer shower.

Kitchen

8' 1" x 17' 4" (2.46m x 5.28m)

Window to rear. UPVC stable door to rear. Radiator. Free standing gas cooker with hood. Breakfast bar. Fully fitted kitchen comprising eye level units base units and work surfaces over. Velux. Tiled flooring. Sink with mixer tap.





FIRST FLOOR

Landing

Door to bedrooms and family bathroom.

Bedroom 1

8' 4" x 14' 7" (2.54m x 4.45m)

Sash window to front. Radiator.

Bedroom 2

12' 2" x 14' 11" (3.71m x 4.55m)

Sash window to front. Radiator.

Bedroom 3

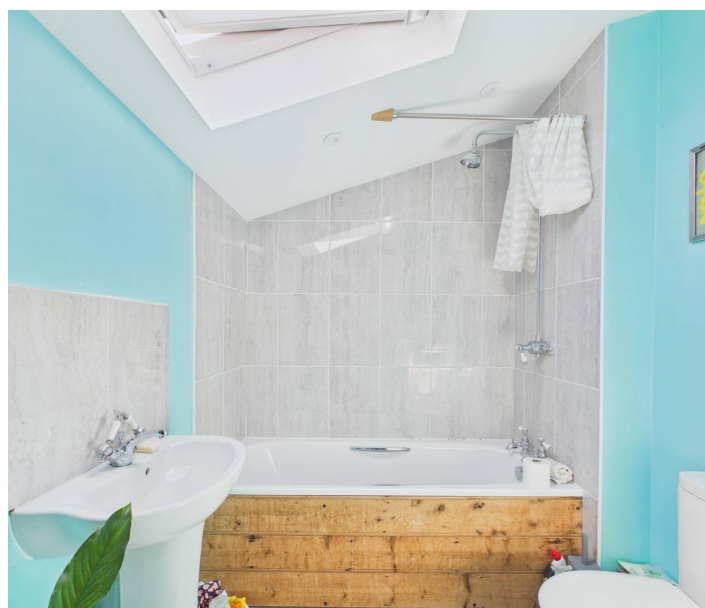
13' 11" x 9' 5" (4.24m x 2.87m)

Window to rear with lovely views over the garden. Radiator.

Family Bathroom

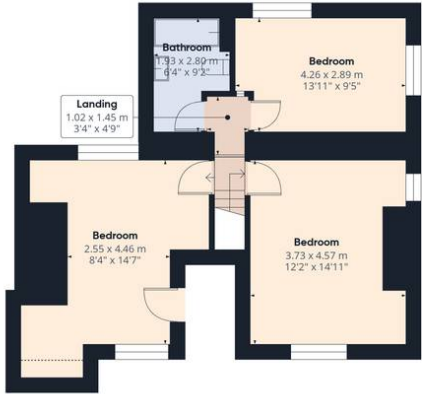
6' 4" x 9' 2" (1.93m x 2.79m)

Window to rear. Panelled bath. Low level WC. Wash hand basin. Radiator.





Ground Floor



First Floor



Approximate total area⁽¹⁾

117 m²
1259 ft²

Reduced headroom

1.9 m²
21 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

GARDEN

Impressive cottage style garden to the rear, area laid to lawn, with vegetable beds and wildlife pond to side.



blackbear

