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52 St. James Road
Wick,
Cowbridge,
The Vale Of Glamorgan,
CF71 7QW

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Asking price **£649,995**

Beautifully presented and maintained to an exceptional standard throughout, this spacious family home in the desirable village of Wick offers immaculate accommodation. With upgraded finishes,

Immaculately presented family home in the sought after village of Wick

Multiple reception rooms, including spacious lounge, dining room and study

High quality contemporary kitchen with integrated AEG appliances and central island

Four double bedrooms, each with fitted wardrobes

Two ensuites plus main family bathroom, all finished to a high standard

Upgraded chrome switches, sockets and contemporary fittings throughout

Landscaped rear garden with patios, seating areas and mature planting

Large garage and driveway parking for at least four vehicles





Beautifully presented and maintained to an exceptional standard throughout, this spacious family home in the desirable village of Wick offers immaculate accommodation. With upgraded finishes, contemporary styling, generous room sizes and rural views.

Set in the village of Wick, this beautifully maintained and traditionally presented home offers generous accommodation arranged over two floors, finished to a high standard throughout. The welcoming **ENTRANCE HALLWAY** features high-gloss grey tiled flooring, light grey décor, creating a great first impression. A white radiator and alarm system sit beneath the front double-glazed UPVC window with fitted blind. The hallway provides access to the downstairs W/C, Study, Lounge, Dining Room, understairs storage and kitchen/dining area.

The **DOWNSTAIRS WC** continues the high-gloss flooring, a frosted UPVC window with fitted blind, low-level push-button WC, corner sink with mixer tap, and white radiator.

The **STUDY** is a quiet and comfortable workspace with double-glazed UPVC window with blind overlooking the front aspect, and a white radiator.

Leading to the **LOUNGE** offers a spacious room with fitted carpet, a navy feature painted wall, complementary lighter blue décor, and a white radiator. Patio doors open out to the rear patio with views across the fields beyond. The **DINING ROOM** has a double-glazed bay window with a blind fitted, and a white radiator, this elegant space leads directly into the kitchen/dining area.

A standout feature of the home, the **KITCHEN** benefits from high-gloss units, contemporary chrome handles, and a central island with wine chiller. Integrated AEG appliances include an induction hob with chrome extractor, combination microwave, oven, fridge/freezer and dishwasher. A stainless-steel sink with mixer tap sits beneath the rear double-glazed UPVC window with blind, complemented by a grey brick-style tiled splashback.

The **DINING AREA** offers further family space with patio doors, Venetian blinds, a feature pendant light, and white radiator.

The **UTILITY ROOM** has a continuation of the kitchen flooring and finishes, with additional cupboard space, stainless-steel sink, tiled splashback, storage cupboard and housing for the Ideal Logic boiler. A composite door provides side access to the driveway.

From the hallway leading upstairs, a spacious **LANDING** with fitted carpet, large linen cupboard housing the hot water tank, loft access via pull-down ladder, and an attractive white and wood bannister. The **MAIN BEDROOM** is generously sized with fitted

carpet, grey painted walls, double-glazed windows to front and side (both with blinds) and a white radiator. The room includes integrated dark wood effect wardrobes with contemporary handles. The **ENSUITE** is a beautifully finished space with high-gloss tiled floor, grey textured tile feature wall, double shower with sliding door, panelled bath with mixer tap, pedestal sink, push-button WC, chrome towel radiator, and frosted UPVC window with blind.

BEDROOM TWO features sandstone coloured carpet, with two UPVC windows with blinds with views across the adjoining fields, fitted wardrobes with chrome handles. The **ENSUITE** is finished with beige tiled floor, textured wall tiles, double shower with sliding glass door, chrome towel radiator, frosted window with blind, and matching modern WC and basin.

BEDROOM THREE is a bright room overlooking fields to the rear, with dark grey walls, UPVC window with fitted blind, white radiator, and high-gloss black wardrobes with chrome fitted handles.

BEDROOM FOUR is another double bedroom with light wood finish wardrobes fitted with a UPVC double glazed window overlooking the front aspect of the property.

BEDROOM FIVE / DRESSING ROOM / OFFICE is a versatile room, featuring light grey walls, white radiator, UPVC window with blind, and dark grey contemporary furniture, including wardrobe and dressing table.

The **FAMILY BATHROOM** is finished to the same high standard as the ensuites, with high-gloss floor tiles, grey tiled splashbacks, shower area with textured grey tiles, panelled bath, modern sink and WC, chrome towel radiator, and frosted UPVC window with blind.

Leading to the **REAR GARDEN**, it is thoughtfully landscaped, with patio areas, steps to a lawned area, additional seating spaces, mature shrubs and trees, and a designated washing line area. The space also includes outdoor lighting, external electric point, and outside tap.

To the front, the property benefits from a large **GARAGE** with two up-and-over doors, interior lighting, and driveway parking for at least four vehicles.





Directions

From our office in Cowbridge, continue along the High Street in the direction of Bridgend. Just before the flyover turn left onto Llantwit Major Rd upon reaching the 'T' junction turn left and continue to the roundabout taking the 3rd turning onto the B4265, proceed without deviation for approximately 3 miles entering the village of Wick. Drive through the village and after passing 'The Star Inn' on your right hand side, turn 1st left into St James Road, follow the road to your left and continue along St James Road and the property will be on your right hand side. What 3 Words: discount.shrimp.intention

Tenure

Freehold

Services

Water, Electric, Gas, Drainage, Metred Service charge £384 annually
Council Tax Band G
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



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