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2 Beaconsfield
Wick, The Vale Of
Glamorgan, CF71 7QX

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2 Beaconsfield

Guide Price £297,500

A modern built three bedroom semi-detached home finished to an excellent standard throughout with driveway parking (EV charging port), with an open aspect to the front and landscaped walled rear garden. Located centrally in the well-respected Vale village of Wick with local pubs, shop, primary school and heritage coastline in walking distance.

Newly built three bedroom semi-detached home with an open aspect to the front

Beautifully presented throughout

Accommodation comprises an entrance hall with WC just off, kitchen/diner, sitting room, three bedrooms, en-suite shower room and bathroom.

Double driveway parking with EV charger

Fully landscaped walled rear garden

All local amenities within walking distance

Fully landscaped enclosed rear garden

Llantwit Major 4 miles, Cowbridge 8 miles, Bridgend 6 miles and Cardiff 23 miles





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Located centrally in the well-respected Vale village of Wick with local pubs, shop, primary school and heritage coastline in walking distance.

Canopied entrance through to fully tiled HALL, with sizable gloss ceramic tiles laid, continuing through to the stylish ground floor WC, low-level modern WC and corner pedestal wash hand basin. Quarter carpeted spindle stairs rise to the first floor. Access leading through to the modern fully fitted KITCHEN, with front wood facing aspect over to the landscaped garden with an open view over the local play park. Bright and light

run of white modern wall and base units with stylish splashback within sink appliances, boiler accessible, built-in slimline dishwasher and fridge freezer. The rear LIVING/DINING ROOM enjoys a great connection to the garden via glazed French doors and lots of natural light with dual aspect to front and an additional side window. Herringbone style composite floor, useful storage cupboard is accessible ideal for coats, shoes etc.

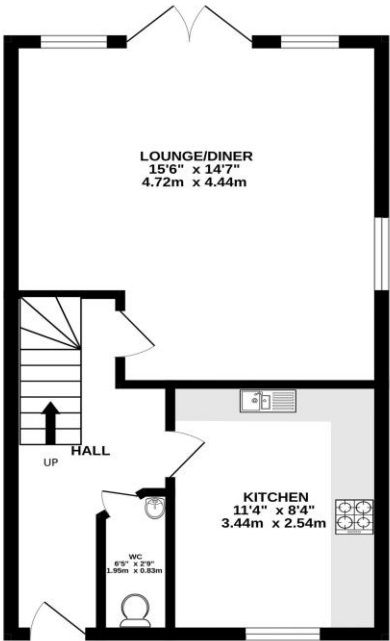
Fully carpeted first floor LANDING has a sizeable attic hatch with retractable ladder and opens up to the following rooms. To the rear of the property lies the MASTER DOUBLE BEDROOM, with feature panelling to the walls, wall mounted lighting either side of the bed, large window with views overlooking the walled back garden. Door through to modern EN-SUITE, with a

double shower enclosure and frosted window to the side. BEDROOM TWO and THREE (currently home office/study) lie to the front of the property and have been stylishly decorated with shutter style blinds fitted and both enjoying elevated open views to the front of the property overlooking the green open space and play area. The family BATHROOM is fitted with a modern three-piece suite, panelled bath, low level WC and wash hand basin, tiled walls to the lower portion, shutter style blinds fitted to a frosted window to the side letting in plenty of light.

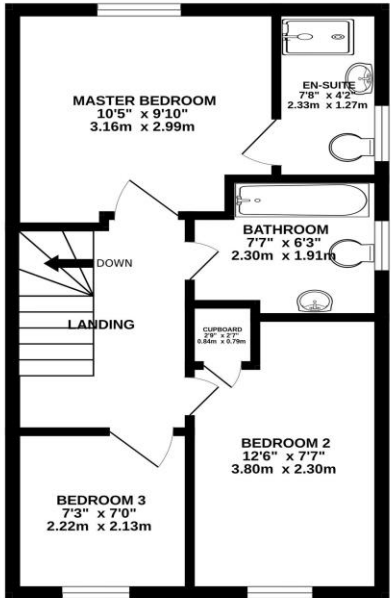
The property has a landscaped and well-maintained frontage with stock borders and graduated pave steps leading to the front door. The outward aspect is favourable with an open field overlooking the developments open green space. The driveway can accommodate up to 2 vehicles.

The rear garden, with secure gated access, has been fully landscaped with a wall boundary and is made up of the sizable paved seating area with a well-defined lawn with gravel beds, with some shrub planting softening the boundary beautifully. Timber shed to be negotiated.

GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Cowbridge office travel in a Westerly direction up the High Street, turning left onto the Llantwit Major road. Follow this road until reaching a "T" Junction, turn left at the "T" junction. On approaching Llantwit Major, take the third exit. At the roundabout continue along this road into the village of Wick. Drive through the village passing The Star Inn on your right hand side. Take the next turning left onto St James' Road, take the second left onto Beaconsfield where No. 2 is the 2nd house on your left directly opposite the local green space and play area.

What3words: cable.port.yachting

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band E
EPC Rating B

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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