



herbert r thomas

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

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20 Beaconsfield

Asking price **£305,000**

A newly built semi-detached three bedroom home finished to an excellent standard throughout with driveway parking, front lawn and sunny aspect rear garden. Located 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

Beautifully presented throughout with all Hillarys' shutters to remain

Accommodation comprises an entrance hall with WC just off, kitchen/diner, sitting room, three bedrooms, en-suite shower room and bathroom. • Double driveway parking and manicured lawn to the front.

South Westerly facing, fully landscaped enclosed rear garden with gated access from the side

All local amenities within walking distance

Cowbridge Comprehensive School catchment



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

Composite front door opening to ENTRANCE HALL, (7'1" by 10'9"), Amtico flooring, 2 pendant ceiling lights, quarter turn and carpeted stairs rising to 1st floor with WC 'just off', (5'2" x 2'10"), pendant ceiling light, low-level WC, corner pedestal wash hand basin and Amtico flooring. KITCHEN /BREAKFAST ROOM, (6'3" x 11'7"), Amtico flooring continues, pendant ceiling light, modern gloss wall and base mounted units, composite worktop, stainless steel sink and drainer, 'Zanussi' oven, gas

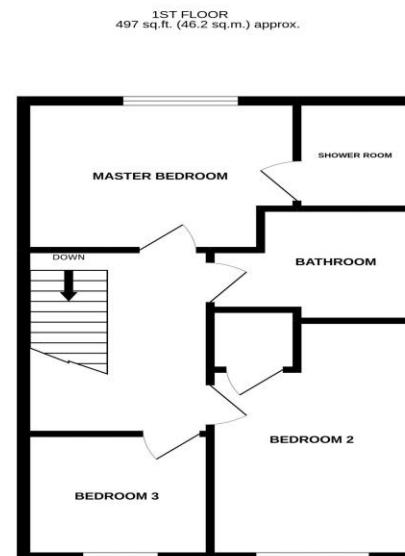
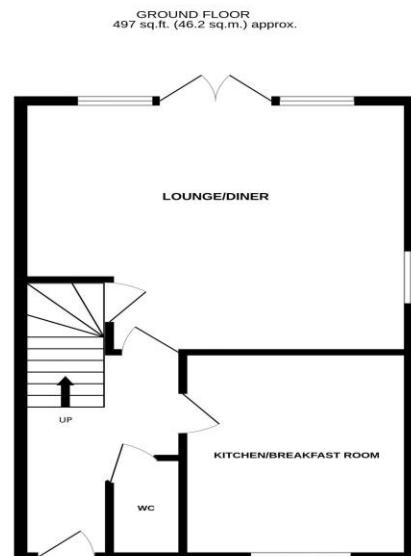
hob with extractor over, provision for plumbed white goods, window to front garden with integrated shutters. Dual aspect sizable SITTING ROOM, (15'6" x 16'1"), multiple pendant ceiling lights, high quality wood effect Amtico flooring, useful storage cupboard (under stairs) with side window and large French doors flanked by windows either side (shutters to window and doors to remain) opening to rear garden.

First floor LANDING, 8'9" x 3'11"), fully carpeted, pendant ceiling light, attic hatch. BEDROOM 1, (9'10" x 10'8"), fully carpeted, pendant ceiling light, window with views over rear garden with fitted shutters and door opening to SHOWER ROOM, (6'11" x 4'6"), fitted ceiling light, separate extractor fan, low-level WC, matching pedestal wash hand basin and fully tiled shower enclosure with electric 'Aqualisa' shower and frosted window to side.

BEDROOM 2, (8'3" x 12'8"), fully carpeted, pendant ceiling lights, built in storage cupboard with shelving and window with fitted shutters and elevated views to front garden. BEDROOM 3, (7'5" x 7'2"), fitted carpet, pendant ceiling light, window to front elevation with shutters to remain. MAIN BATHROOM, (5'11" x 7'1"), Amtico wood effect flooring, ceiling light, separate extractor fan, three-piece suite comprising of a pedestal wash hand basin, modern WC, panelled bath, tiling, mains fed shower over and frosted window to side.

Tandem double driveway to front, with pathway to property. Pretty hedge lined front lawn.

Enclosed, fully landscaped South Westerly facing rear garden with paved terrace leading to well-kept lawn with planted borders, useful storage box (to remain) and quality fencing to boundaries.





Directions

From our Cowbridge office, travel in a Westerly direction up the High Street, turning left on the Llantwit Major road. Follow this road until reaching a "T" Junction, turning 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.20 will be on your right hand side as indicated by our 'For Sale' board.

Tenure

Freehold

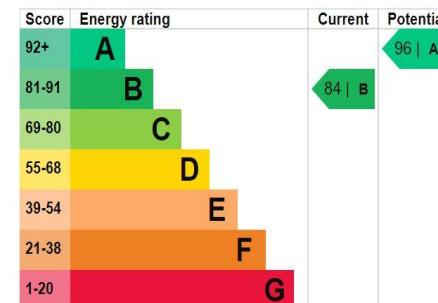
Services

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

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

Viewing strictly by appointment through Herbert R Thomas

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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.