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THREE BEDROOM EXTENDED SEMI-DETACHED BUNGALOW located in the sought after location of Wick with within easy reach of the towns of Cowbridge, Llantwit Major and Bridgend, and within walking distance of the Heritage Coastline with its beaches. The property is briefly comprising; lounge, kitchen/diner and sun room, three bedrooms and family bathroom with the additional converted loft room. Externally the property benefits from a fully enclosed rear garden and GARAGE with OFF ROAD PARKING.

Porch

1.4m x 1.4m (4' 7" x 4' 7")

Enter the property via composite front door into entrance porch with laminate flooring, ceiling light, wooden door into lounge.

Lounge

5.65m x 3.93m (18' 6" x 12' 11")

uPVC window to the front of the property. Feature stone fireplace with surround and hearth with wooden mantle over housing solid fuel burner. Feature beamed ceiling. Door into hallway and door leading into kitchen/diner. Laminate flooring, radiator, ceiling light and power.

Hallway

Carpeted stairs leading to loft room. Doors leading into all bedrooms and family bathroom. Carpeted flooring, radiator, ceiling light and power.

Kitchen/Diner

6.21m x 3.30m (20' 4" x 10' 10")

Fitted with a range of base and wall units with contasting work surfaces over. Stainless steel sink and drainer with mixer tap over. Integrated fridge/freezer. Electric five ring range cooker with stainless steel extractor hood over. Central breakfast bar. To the dining area is space for dining furniture. Cupboard housing combi boiler. uPVC window to the rear. Veux window. Open-plan into sunroom. Radiator, laminate flooring, ceiling light and power.

Sun Room

2.84m x 2.77m (9' 4" x 9' 1")

uPVC French doors leading out to the rear garden. uPVC full height windows to the side. Space and plumbing for white goods located in purpose built cupboard. Radiator, laminate flooring, ceiling light and power.

Bedroom One

3.63m x 3.42m (11' 11" x 11' 3")

uPVC bay window to the front. Feature ornate carved wooden fireplace housing electric fire with marble effect hearth. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

2.61m x 3.00m (8' 7" x 9' 10")

uPVC window to the side. Built-in wardrobe. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three

2.61m x 3.17m (8' 7" x 10' 5")

uPVC window to the rear. Fitted wardrobes. Radiator, carpeted flooring, ceiling light and power.

Bathroom

2.11m x 1.73m (6' 11" x 5' 8")

Fitted with a three piece suite comprising; low level WC, wash hand basin set into vanity style unit, free standing bath with mixer tap and walk-in shower cubicle. Fully tiled, towel radiator, ceiling light. uPVC opaque window to the rear.

Loft Room

6.10m x 3.46m (20' 0" x 11' 4")

uPVC velux window to the rear. Fitted wardrobes and cupboards built into the eaves. Radator, carpeted flooring, ceiling light and power. Carpeted stairs to ground floor level. Door leading into cloakroom.

Cloak Room

1.19m x 0.8m (3' 11" x 2' 7")

Fitted with a low level WC and wash hand basin. Storage cupboard. Ceiling light.

Garage

6.00m x 3.97m (19' 8" x 13' 0")

Fitted with an up and over door. Fully insulated, light and power.

Garden

To the front the property is a fully enclosed low maintenance garden accessed via wrought iron gateway, mainly laid to gravel with a decorative astro turf seating area, some mature planting and side access leading to the garage.

To the rear is a fully enclosed low maintenance garden on two levels. A composite decked area with astro turfed area to the side with glass balustrade surrounding. Stepping down onto a lawned area with raised patio to the rear providing space for garden furniture with garage to the side.



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