



Awel Y Mor Llantwit Road, Wick, CF71 7QD

£399,950



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

Tel No 01446 794433. E-Mail info@brightermoves.co.uk

Web www.brightermoves.co.uk



APPROXIMATELY 90 SQ METERS OF DOWNSTAIRS LIVING SPACE. THREE BEDROOM DORMER BUNGALOW located in the village of Wick and is a short distance from the heritage coastline. With local amenities comprising a local shop and post office, primary school, two public houses and bus route. The property is briefly comprising; Hallway, Lounge, Kitchen/Diner, Utility, Second Reception Room, Bedroom and Bathroom to the ground floor with Two bedrooms and bathroom to the first floor level. Externally the property benefits from a Garage and off road parking for up to three cars, and a good sized fully enclosed rear garden.

FIRST FLOOR

Porch

2.60m x 2.30m (8' 6" x 7' 7")

Enter the property via uPVC front door into the porch. Door leading into lounge.

Lounge

6.87m x 3.87m (22' 6" x 12' 8")

Large uPVC window overlooking the front of the property.

Feature stone built fireplace and hearth housing gas fire.

Radiator, carpeted flooring, ceiling light and power points.

Hallway

uPVC window to the side of the property. Open tread wood stairs lead to the first floor level. Doors leading into kitchen, bathroom and bedroom three. Carpeted flooring, radiator, ceiling light and power points.

Bathroom

2.71m x 1.69m (8' 11" x 5' 7")

Three piece suite comprising; combination vanity unit housing wash hand basin and w.c. Panelled bath. Tiled to splashback and flooring. Opaque window to the side of the property.

Ceiling light and power points.

Bedroom Three

3.48m x 2.81m (11' 5" x 9' 3")

uPVC window to the rear of the property. Fitted wardrobes.

Radiator, carpeted flooring, ceiling light and power points.

Kitchen/Diner

6.59m x 2.84m (21' 7" x 9' 4")

Fitted with a range of base and wall units with contrasting work surfaces over. Stainless steel sink unit with mixer tap over. Built-in electric oven and hob with extractor fan over. uPVC window to the side. Vinyl flooring, radiator, ceiling light and power. Space for dining furniture. Open plan into second reception room.

Second Reception Room

2.90m x 5.04m (9' 6" x 16' 6")

uPVC large window to the rear of the property and uPVC window to the side. Radiator, carpeted flooring, ceiling light and power points.

Utility Room

1.45m x 1.36m (4' 9" x 4' 6")

uPVC door to the side of the property. Space and plumbing for white goods. Vinyl flooring, ceiling light and power points.

FIRST FLOOR

Bedroom One

3.03m x 4.78m (9' 11" x 15' 8")

uPVC window to the front of the property with views of open countryside. Radiator, carpeted flooring, ceiling light and power points.

Bedroom Two

3.00m x 4.70m (9' 10" x 15' 5")

uPVC window to the front of the property with views of open countryside. Radiator, carpeted flooring, ceiling light and power points.

Bathroom

2.60m x 1.52m (8' 6" x 5' 0")

Fitted with a three piece suite comprising; low level w.c., pedestal wash hand basin and panelled corner bath. Towel radiator, vinyl flooring, ceiling light. Opaque window to the side.

EXTERNAL

Garage

2.50m x 4.73m (8' 2" x 15' 6")

Fitted with an up and over door. Light and power.

Garden

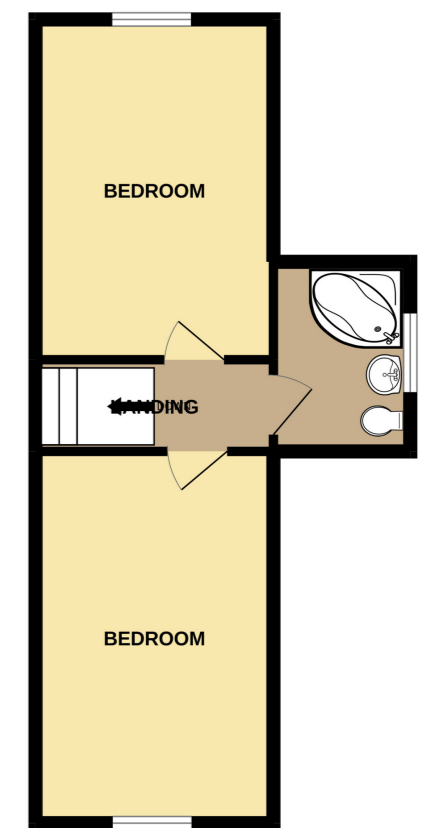
The front of the property is approached by steps leading up to a lawned area with pathway to the front door. To the side is a concrete driveway with parking for up to three vehicles leading to the garage.

To the rear of the property is a fully enclosed garden mainly laid to lawn with mature planting of trees and shrubs. A (2.50mx4.73m) shed to remain with plumbing for washing machine.

GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.

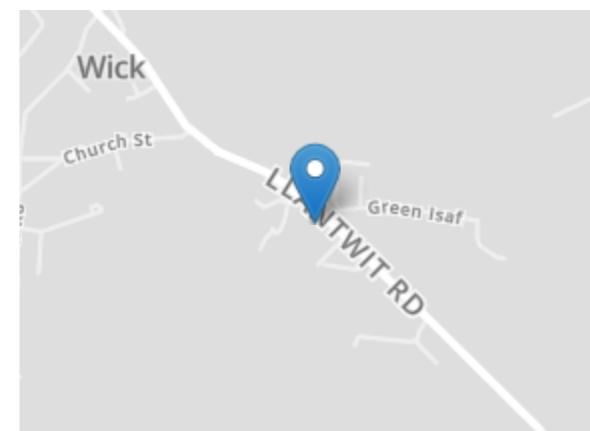


1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 1405 sq.ft. (130.6 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.
Made with Metropix ©2022



MIS REPRESENTATION ACT 1967: These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.
PROPERTY MIS DESCRIPTION ACT 1991: All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.

PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.