



Broughton Road, Wick offers over £450,000

- Charming Detached Chalet-Style Home With a Flexible Layout
- Beautiful Open-Plan Kitchen, Dining & Sun Room With Garden Access
- Three Generously Proportioned Double Bedrooms, Including En-Suite Principal Bedroom
- Private Mature Gardens, Countryside Views & Ample Off-Road Parking
- Detached Garage & Utility Space in a Popular Village Setting
- EPC Rating: D



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About the property

Occupying a pleasant position overlooking the village green in the popular village of Wick, this detached chalet-style bungalow offers deceptively spacious and versatile accommodation arranged over two floors. Modernised throughout, the property provides three double bedrooms, including a generous principal bedroom with en-suite shower room, a spacious living room and an impressive open-plan kitchen, dining and sun room with direct access to the rear garden.

Externally, the property benefits from a brick-paved driveway providing ample off-road parking, a detached garage with useful utility space, an attractive front garden and a particularly spacious and private rear garden with lawn, mature planting and patio areas. The principal bedroom also enjoys lovely countryside views.

Wick is surrounded by attractive countryside and is conveniently located for the Heritage Coast, with its scenic cliff-top walks and beaches. Local amenities include a village shop, the Nook Coffee House, primary school, two public houses, church, village hall, village green and rugby and cricket clubs, while the nearby towns of Cowbridge, Llantwit Major and Bridgend provide a wider range of shopping, leisure and transport facilities. Bridgend offers a mainline railway station with direct services to Cardiff and London, while Cardiff and the wider South Wales region are accessible via the A48 and M4 motorway.

Entrance Hallway

A welcoming entrance hall accessed through a solid front door with decorative glazed vision panel and additional obscure glazed window to the side. Stairs rise to the first floor with useful under-stairs storage cupboard. Wood-effect laminate flooring, radiator and pendant lighting. Doors lead to the principal ground floor rooms.

Living Room

24' 2" (Max) x 12' 9" (7.37m (Max) x 3.89m)
A particularly spacious reception room with a large front-facing window enjoying views across the village green. A feature fireplace creates an attractive focal point, housing a cast-iron log-effect electric fire set on a slate hearth with oak-effect mantel above. French doors open directly onto the rear patio, creating a lovely connection with the garden. Laminate flooring, radiators and pendant lighting.

Kitchen, Dining & Garden Room

23' 4" (Max) x 17' 9" (Max) (7.11m (Max) x 5.41m (Max))
A superb sociable space combining the kitchen, dining area and bright sun room. The kitchen is fitted with a range of wall and base units with wood-block work surfaces and tiled splashbacks, together with an inset Belfast sink and curved hot and cold taps. A freestanding Rangemaster provides a five-ring gas hob and ovens, while an integrated dishwasher sits discreetly behind a matching door. Full-height storage provides space for a fridge/freezer. A large window overlooks the rear garden, while the kitchen/dining area flows seamlessly into the glazed sun room, which enjoys views to three sides and French doors opening onto the garden. Mandarin stone tiled flooring, radiators and ceiling spotlighting complete this impressive entertaining space.

Double Bedroom/Reception Room

12' 3" x 9' 1" (3.73m x 2.77m)
A well-proportioned room with a large window overlooking the front garden and village green beyond. Finished with laminate flooring, radiator and pendant lighting, this versatile room could be utilised as a bedroom, home office or additional reception space depending on individual requirements.

Family Bathroom

A stylish modern bathroom fitted with a three-piece white suite, including panelled bath with mains-connected shower, rainfall shower head and additional shower attachment. Double vanity unit with inset wash hand basin and useful storage beneath, low-level dual-flush WC and wall-mounted vertical towel warmer. Fully tiled walls, tiled floor, obscure side window, ceiling spotlights and extractor fan.

First Floor Landing

Stairs rise from the entrance hall to a carpeted first-floor landing. Recessed cupboard houses the Worcester gas combination boiler alongside useful shelving. Pendant lighting and doors leading to both bedrooms.

Master Bedroom

18' 8" x 13' 3" (5.69m x 4.04m)
A superb principal bedroom with a side-facing window offering attractive countryside views. Extensive fitted wardrobes are cleverly positioned within the eaves, complemented by two Velux windows, a further fitted wardrobe and additional eaves storage. Fitted carpet, radiator and pendant lighting. Door to en-suite shower room.

En-Suite Shower Room

A well-appointed en-suite shower room positioned within the eaves. Features include a fully tiled shower enclosure with glazed door and mains-connected shower, low-level dual-flush WC and vanity unit with inset wash hand basin, mixer tap and storage. Tiled splashbacks, tile-effect vinyl flooring, ceiling spotlights and extractor fan.

Bedroom 2

14' 9" x 12' 11" (4.50m x 3.94m)
A generous second double bedroom featuring two Velux windows overlooking the rear, creating a bright and airy feel. Useful eaves storage, fitted carpet, radiator and pendant lighting.

External

The property is approached from the lane via a brick-paved driveway providing off-road parking for several vehicles and leading to the detached single garage. The attractive front garden is predominantly laid to lawn, with mature planted borders and an appealing dry-stone wall forming the front boundary.

A pathway leads to the front entrance, while a side gate from the driveway provides access to the rear garden.

The rear garden is a particular highlight, offering a private, spacious and enclosed setting with a generous lawn, mature trees and established planting. A brick-paved patio can be accessed directly from both the living room and kitchen/dining area, making it ideal for outdoor entertaining. A further patio area sits towards the rear, finished with decorative chippings. Additional side storage, timber garden shed, dry-stone walling and fenced boundaries complete the outdoor space.

Detached Garage &utility Space

The detached garage benefits from a roller shutter door, power and lighting. A partitioned area to the rear provides a useful utility space with plumbing for a washing machine and room for a tumble dryer. A part-glazed door opens directly onto the rear garden.

Garage

8' 11" x 8' 8" (2.72m x 2.64m)
Utility Area

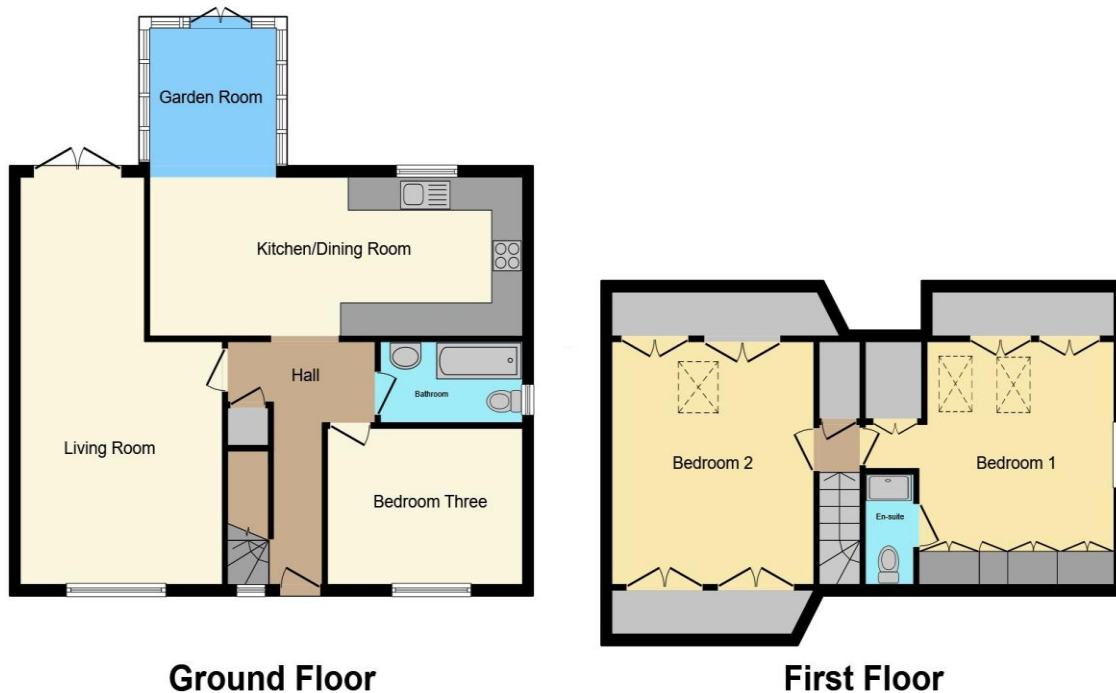
8' 4" x 6' 8" (2.54m x 2.03m)
Additional Information

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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Floorplan



Total floor area 126.0 m² (1,356 sq.ft.) approx

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