



BRENT HOUSE, LLANTWIT MAJOR, VALE OF GLAMORGAN, CF61 1SS

A SIZEABLE, DETACHED FAMILY HOME TO THE WESTERN SIDE OF LLANTWIT AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE. WESTERLY FACING, ENCLOSED REAR GARDEN.

- Cardiff City Centre 18 miles
- Cowbridge 5.2 miles
- M4 (J35) 8.9 miles

Accommodation and amenities:

Hallway • Cloakroom • Living Room • Dining Room
• Study / Bedroom 5 • Kitchen-breakfast Room •
Utility Room • Hobbies Room • Ground Floor
Shower Room

Four Double Bedrooms • Shower Room

Driveway Parking & Turning • Large Integral
Garage

Generous, West Facing Rear Garden

EPC Rating: D



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SITUATION

The Historic Town of Llantwit Major offers a good range of shopping, educational, sporting and social facilities with regular train and services to Barry, Cardiff and Bridgend. The station, schools and town centre shops are within walking distance of the property. The M4 Motorway is approximately 9 miles distance and Cardiff (Wales) Airport approximately 7 miles to the east. Llantwit Major beach is located about 1 mile south of the property and is part of the Glamorgan Heritage Coast with its excellent 17 mile run of coastal footpaths and high quality cliff scenery.

ABOUT THE PROPERTY

To the western side of Llantwit Major and conveniently located within walking distance of the town centre, a detached family home with deceptively spacious accommodation and generous garden. An entrance hallway has a wooden floor and staircase leading to the first floor bedrooms. Double doors open into a living room and further doors lead to a dining room, a kitchen breakfast room and a cloakroom. The dual aspect living room is a good sized room with window looking to the front and double doors leading directly into the rear garden. It has, as a focal feature, a fireplace with recessed hearth and a wood burner within. Accessed from the lounge is a study / second sitting room. A door opens from here to the garden while an internal door opens to a inner lobby beyond which is a shower room and WC. This has great potential to be used as a ground floor bedroom. A large dining room has a deep, bay window to the front elevation. Looking over the rear garden is a kitchen with a number of fitted units and space for free standing appliances. Accessible from here is a more recent addition to the property - a utility room with access into the integral garage and also to a multi-purpose hobbies room.

To the first floor, a central landing area has doors leading to all four double bedrooms and to a shower room. Two of the bedrooms look to the front elevation and two look over the rear garden; two of them have hand basins fitted; and the largest bedroom has a good range of fitted wardrobes.

GARDENS AND GROUNDS

Fronting the property is a generous, block paved off road parking and tuning area, screened from High Street by stone wall with mature shrub planting atop. There is access into the integral garage via a remote control roller-shutter door. To the southern side of the property a gated entrance leads, via a path, into the rear garden.

Enjoying a westerly aspect, the generous rear garden is an enclosed, sheltered and private space. It is accessed directly from the lounge, from the study and via a back door adjacent to the kitchen and is mainly laid to lawn but includes a number of productive fruit trees, an ornamental pond and a vegetable bed.

TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas fired condensing boiler for central heating and hot water. Solar panels provide supplementary hot water and also generate electricity, providing a further income from a 'feed-in tariff'.

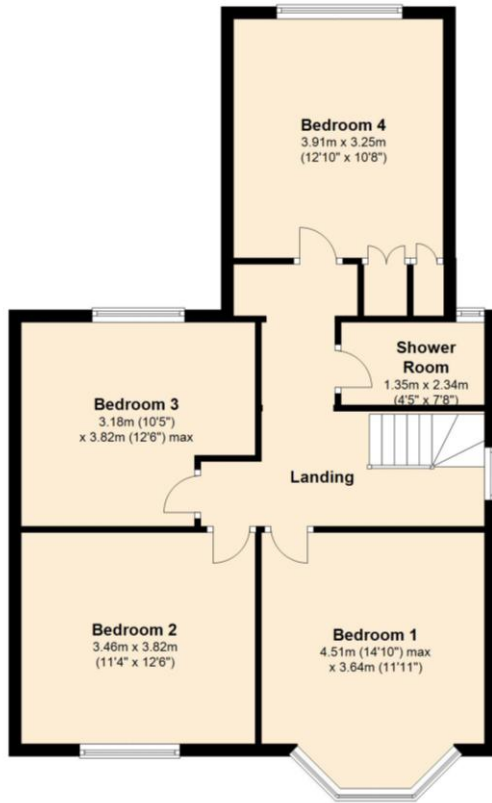
DIRECTION

From our Cowbridge office, travel towards Llantwit Major along the B4265. At the roundabout on the by-pass take the exit for Llantwit Major. Proceed ahead at the mini-roundabout and after passing beneath the railway bridge continue along this road. Pass the turning to Turkey Street (to your right) and Brent House is on the same side of the road after a further 100 yards.



First Floor

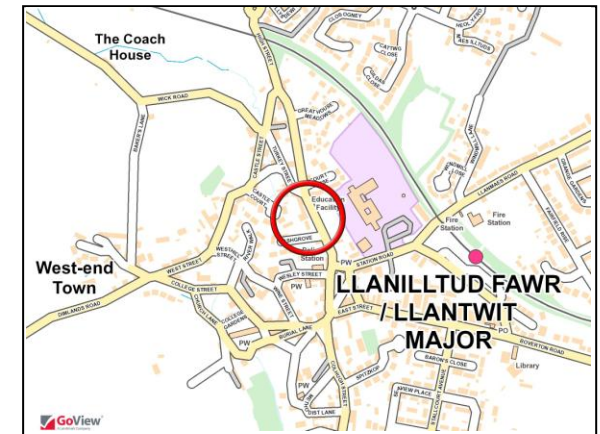
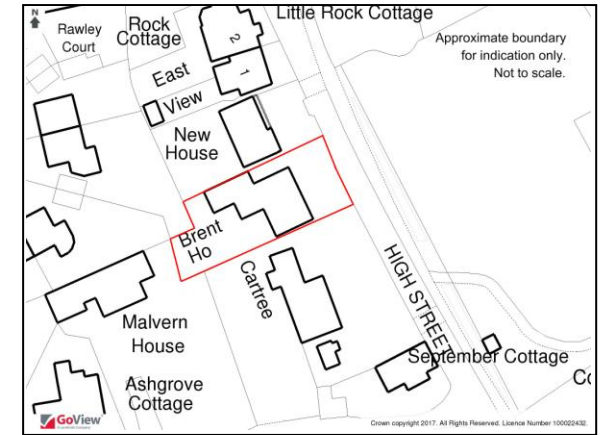
Approx. 68.9 sq. metres (741.7 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.

Ground Floor

Approx. 123.9 sq. metres (1333.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	79
	66
EU Directive 2002/91/EC	
England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
	78
	63
EU Directive 2002/91/EC	
England, Scotland & Wales	



