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Established 1857

29, Tennyson Way, Bouvier Farm, Llantwit Major, Vale Of Glamorgan CF61 1WY
Guide Price - £425,000



**A very large, detached five bedroom family home tucked away at the end of a quiet cul-de-sac, which offers tremendously spacious accommodation. The property briefly comprises of entrance hall, cloakroom, living room, dining room, conservatory, kitchen/breakfast room, family sitting room, rear hall/utility room and home office. On first floor, master bedroom with dressing area and en-suite bathroom, four further double bedrooms one with en-suite and a family bathroom. Established, carefully landscaped gardens.
Off road parking for several vehicles. Integral garage.**



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BRIEF DESCRIPTION

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SITUATION

The Town of Llantwit Major is situated near the western edge of The Vale and offers a good range of shops – including two supermarkets a 13th Century Church, primary and secondary schools, a swimming pool and other leisure facilities. The Town is by-passed along the route from Bridgend to Barry and is also within convenient driving distance of the M4 interchange at Pencoed and the City of Cardiff. There is a “Park and Rise” railway station at Llantwit Major which provides a regular service to Cardiff City Centre and to Bridgend. The Heritage Coast, which is known for its cliff top walks, bathing and surfing beaches, lies to the south and west of the Town. Cardiff (Wales) Airport at Rhoose is approximately five miles away.

ACCOMMODATION

Fitted carpets, where seen, are included in the guide price. The accommodation, with approximate room sizes, briefly comprises:-

Access to the property is gained via a wood effect uPVC door with matching side screen and stained glass double glazed inserts. Door leads through to:-

Entrance Porch 1.35m x 1.80m (4'5" x 5'11")

A useful addition to the property which has a front facing uPVC wood effect double glazed window and an internal window through to the living room. A useful entrance area with timber door with multi-paned, obscured glazed insert and matching side screen to:-

Entrance Hall

The entrance hall has fitted carpet. Half-turn flight of stairs to first floor. Traditional wooden balustrade and dado rail.

Useful under-stairs storage cupboard. Coved ceiling. Decorative dado rail. Central ceiling light point. Doors off to the living room, dining room, kitchen/breakfast room and the cloakroom.

Cloakroom

Fitted with a white suite with chrome fittings comprising of a wall mounted wash hand basin with rough cast tiled splashback. Low level w.c. with a chrome wall mounted, ladder style radiator. Front facing wood effect uPVC double glazed window with obscured glazing. Central ceiling light point.

Living Room 5.81m x 3.80m (19'1" x 12'6")

A large main reception room for the property which has a front facing wood effect uPVC double glazed window overlooking the front garden and an additional wood effect uPVC double glazed window to the side. A feature of the room is a hot coals effect gas fireplace set into a feature marble and wood surround. The room has a pair of timber framed double doors which open through to the dining room and which can allow for open-plan living, ideal for entertaining.

Dining Room 4.36m x 3.28m (14'4" x 10'9")

A very large room which easily accommodates a large family table and chairs arrangement and additional furniture. Central ceiling light point set into a coved ceiling. Timber framed, double glazed sliding patio doors through to:-

Conservatory 2.97m x 3.23m (9'9" x 10'7")

Part traditional cavity brick wall, part uPVC construction with uPVC double glazed windows to the rear and side aspects. The room provides a pleasant outlook over the carefully landscaped and attractive rear gardens. Wood effect uPVC double glazed, double doors, open out onto a decked patio area. Ceramic tiled floor. The conservatory has heating which allows it to be used through the winter seasons. Side lights on dimmer switch and adjustable ceiling spot lights with rotating fan.

Kitchen/Breakfast Room 3.35m (to 4.36m) x 3.76m 11'0" to 14'4" x 12'4")

Fitted with an extensive range of matching base cupboards and wall units finished in white with a roll edged food preparation over. Inset 1 ½ bowl sink with matching draining board and contemporary chrome mixer tap over. Charcoal coloured Rangemaster oven with five ring electric hob and contemporary stainless steel Neff extractor canopy and



lighting unit over. Integral dishwasher with décor door. Integral fridge with décor door. Concealed under-unit lighting. The room comfortably accommodates a family breakfast table and chairs arrangement. Rear facing wood effect uPVC double glazed window, again enjoying an attractive outlook over the rear gardens. Tiled splashback around the food preparation surfaces. Adjustable ceiling spotlights. Doors off to the family room and the utility room.

Utility Room 2.85m x 2.53m (9'4" x 8'4")

Fitted with a range of base cupboard and wall units with a roll edged work surface over. Inset stainless steel sink and draining board. Plumbing in place for a washing machine and tumble dryer. Rear facing wood effect uPVC double glazed window with matching door opening out onto the rear gardens. Coved ceiling with central ceiling light point. Additional full height fitted storage cupboard with high level cupboard over. Door leads off to the study.

Study 2.86m x 2.59m (9'5" x 8'6")

A further well proportioned room currently used as a home office and again enjoying a pleasant outlook through wood effect uPVC double glazed windows over the attractive rear gardens. Wood effect flooring and adjustable ceiling spotlights set into a coved ceiling.

Family Room 5.35m x 2.67m (17'7" x 8'9")

A versatile room, previously used as a children's play room and currently used as an additional sitting room. Front facing wood effect uPVC double glazed window. A well proportioned room which can easily accommodate large reception room furniture. Coved ceiling with central ceiling light and additional side lights.

FIRST FLOOR

Landing

The half-turn stairs from the entrance hall lead up to the first landing. The stairs and landing have fitted carpets. The large galleried landing area could accommodate a desk or reading space and has a front facing wood effect uPVC double glazed window with stained part. Door to integral airing cupboard housing the insulated hot water tank with electric emersion and slatted shelving over. The landing provides the loft access hatch with fitted loft ladder and provides access to bedrooms 1-5 and the family bathroom.

Master Bedroom 2.85m x 4.61m (9'4" x 15'1")

This large master bedroom enjoys an extensive range of fitted full height storage cupboards, which have hanging rail and shelving with high level storage cupboards over. Archway through to a walk-in dressing area which has full height storage cupboards with sliding mirrored doors, again fitted with hanging rail and shelving. The room itself provides plenty of space and easily houses a double bed. Side lights and central ceiling lights. Door off to:-

En-Suite Bathroom 1.69m x 2.79m (5'7" x 9'2")

Fitted with a white suite with chrome fittings comprising of a low level w.c. set into a vanity style unit with concealed cistern. Wash basin with low level storage cupboards under and roll edged make-up surfaces either side and a panelled bath. Separate walk-in shower cubicle housing a wall mounted Galaxy Aqua shower. Walls tiled to full height. Tiled floor. Chrome ladder style towel rail. Side facing wood effect uPVC double glazed window with obscured glazing.

Bedroom (2) 3.96m x 3.52m (13'0" x 11'7")

Another large double bedroom which again enjoys an extensive range of fitted bedroom storage furniture with integral full height storage cupboard with sliding doors fitted with hanging rails. Front facing wood effect uPVC double glazed window overlooking the front garden and providing a pleasant outlook down Tennyson Way. Door off to:-

En-Suite Shower Room 1.55m x 1.98m (5'1" x 6'6")

Fitted with a cream suite with chrome fittings comprising of a pedestal wash basing, low level w.c. and a double shower cubicle housing a chrome effect, Opal, wall mounted shower. Walls are fully tiled. Ceramic tiled floor. Side facing uPVC double glazed window with obscured glazing. Recessed ceiling spotlights set into a smooth plastered ceiling.

Bedroom (3) 3.15m (to 2.71m) x 3.73m (to 2.81m) (10'4" to 8'11" x 12'3" (to 9'3"))

Another good sized double bedroom which can comfortably house a double bed and additional bedroom storage furniture. The room enjoys a pleasant outlook over the landscaped rear garden via a uPVC wood effect double glazed window. Central ceiling light point.

Bedroom (4) 2.71m x 3.50m (8'11" x 11'6")

Another double bedroom currently used as a single with a large amount of storage furniture. It has the same view as bedroom 3. Central ceiling light point.



Bedroom (5) 3.33m (max) x 5.25m (Max) (10'11" (Max) x 17'3" (Max)

A versatile room which has been used as a study and an additional reception room. A comfortable double with wood effect flooring and a rear facing wood effect uPVC double glazed window enjoying the same views as bedrooms 3 and 4. Adjustable ceiling spotlights.

Bathroom 1.75m x 2.26m (5'9" x 7'5")

Fitted with a quality white Heritage suite with period style fittings comprising of a low level w.c. with concealed cistern, a wash basin set into a vanity style unit with low level storage cupboards beneath and a panelled bath with glass shower screen and a wall mounted Triton shower. Walls and floor are fully tiled. Side facing wood effect uPVC double glazed window with obscured glazing. Recessed ceiling spotlights set into a smooth plastered ceiling.

Garage (approximate internal measurements of 5.56m x 2.37m)

The garage has electric lighting, power points and a side facing wood effect uPVC double glazed window with obscured glazing and houses the one year old Baxi gas fired central heating boiler. Up and over door and is approached via the briquette driveway.

OUTSIDE

To the front of the property a briquette driveway leads from the main road up to the house and provides off-road parking for a number of vehicles. Adjacent to this is an easily maintained lawned area enclosed by coniferous trees and with mature flower beds with mature shrubbery at the borders. The briquette driveway leads up to the front door with areas of decorative gravel and again mature shrubbery. A latched timber gate provides access to a concrete side path and to the rear garden. The doors from the conservatory and the utility room open out onto the rear garden. The conservatory leads onto a raised decked patio, in front of which is an extremely attractive landscaped area laid with decorative gravel and flagstones and is enclosed by low level stone walling housing mature flower beds. Adjacent to this is a good sized area of rear garden laid primarily to lawn and which extends around the side of the property also and which is bordered with flower beds and which leads to a very pleasant seating area laid with flagstones, briquette paving and decorative gravel, as well as a pergola and which provides a very private and very well positioned seating area from which one can enjoy the carefully landscaped and

laborious placed rear garden. The garden is completely enclosed by timber fencing. There is also an outside storage shed of timber construction with a pitched and felted room set on a concrete base. Outside lighting.

SERVICES

All mains services.

COUNCIL TAX BAND

Band 'G'.

TENURE

Freehold.

DIRECTIONS

From our Cowbridge Office, travel west, and leave the Town via Llantwit Major road. Continue on this road for approximately two miles and at the T-junction turn left, following signs for Llantwit Major. Continue on this road until you reach a roundabout. Take the first exit and then the first exit again at the mini-roundabout. At the first traffic lights, continue straight on, at the second set of traffic lights turn right.

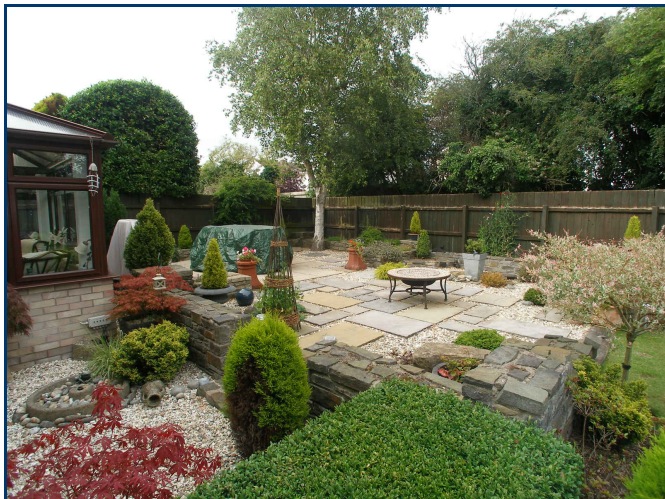
VIEWINGS

Strictly by appointment with the selling Agents at their Cowbridge Office. Telephone Number (01446) 773500.

WCP02499 MW/KR 07/11

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 - 100) A			(92 - 100) A
(81 - 91) B			(81 - 91) B
(69 - 80) C			(69 - 80) C
(55 - 68) D			(55 - 68) D
(39 - 54) E			(39 - 54) E
(21 - 38) F			(21 - 38) F
(1 - 20) G			(1 - 20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		63	57
		64	58
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		

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Floor Plans

Ground Floor

Approx. 117.1 sq. metres (1260.8 sq. feet)



These floor plans are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. Due to the nature of the construction the walls will be of varying thickness. The plans do not form part of any contract.

First Floor

Approx. 93.1 sq. metres (1002.1 sq. feet)



Maps

