



## Plot 2, Glyndwr Gardens Llanmaes Road

Llantwit Major, CF61 2XD

Price £525,000

HARRIS & BIRT



Harris & Birt are pleased to offer to market, Glyndwr Gardens, a bespoke development of four high quality, luxury detached homes. Benefitting from attractive anthracite glazed windows, lighter contrasting render and modern finishes throughout the adaptable accommodation will be open plan and flows really well. Situated within walking distance of Llantwit Major town centre, yet situated on a quiet cul de sac location within easy access of the train station, link road and town centre alike, as well as a short walk to Windmill Lane fields.

The accommodation briefly comprises; entrance hall, kitchen/dining/living room, living room, bedroom three, bedroom four/study and bathroom to the ground floor. Stairs lead up to a first floor comprising large master bedroom with en suite bathroom and further large double bedroom. There is off road parking to front and attractive wrap around rear gardens.

Glyndwr Gardens is within easy walking distance of the heart of the historic old town of Llantwit Major with it's narrow winding streets, church etc and extensive range of modern facilities including well regarded schooling for all ages, a wide range of shops both national and local, library, doctors surgery, sporting and recreational facilities etc. Llantwit Major is one of the few towns in the Vale of Glamorgan where you can commute by train on the coastal line which runs between Bridgend and Cardiff. Easy access to the major road network brings major centres including the capital city of Cardiff, Bridgend etc within comfortable commuting distance.



## Accommodation

### Ground Floor

#### Entrance Hall 8'8" x 16'8" (2.66m x 5.09m)

Entered by front door to open entrance hall. Stairs to first floor landing. Inset glazed window. Tiled flooring throughout. Communicating doors to all ground floor rooms;

#### Kitchen/Dining/Living Room 24'11" x 11'9" (7.6m x 3.6m)

Open plan kitchen/dining space. Window to front. U shaped modern fitted kitchen with range of fitted wall and base units. Tiled flooring throughout. LED spotlights. Quooker boiling hot water tap. Insinkerator waste disposal system. Bosch eyeline electric microwave. Bosch eyeline electric fan oven. Wine fridge. Bosch integrated dishwasher. Zanussi induction four ring hob.

#### Living Room 9'10" x 13'1" (3m x 4m)

Sliding patio doors out onto rear gardens. Double doors internal to kitchen/dining room. Inset glazed windows. Two Velux windows.

#### Bedroom Three 12'5" x 11'9" (3.8m x 3.6m)

Glazed window to rear. Skimmed walls and ceilings throughout. LED spotlighting.

#### Bedroom Four/Study 11'9" x 11'9" (3.6m x 3.6m)

Glazed window to front. Skimmed walls and ceilings throughout. LED spotlighting.

#### Bathroom One 9'6" x 9'2" (2.9m x 2.8m)

Three piece suite. Glazed window to rear.

### First Floor

#### Landing 17'4" x 4'3" (5.3m x 1.3m )

Attractive high level double glazed window to dormer. Communicating doors to first floor rooms;

#### Master Bedroom 16'0" (max) x 17'4" (max) (4.9m (max) x 5.3m (max))

Good sized double bedroom. Two inset double glazed Velux windows with inset blackout blind. Door into;

#### Master En Suite 11'1" x 4'3" (3.4m x 1.3m )

Three piece in white comprising walk in shower cubicle with integrated shower, low level WC and wash hand basin. Fully tiled walls and floor. LED touch screen mirror to wall. Built under vanity unit. Modern wall hung chrome and graphite heated towel rail.

#### Bedroom Two 17'4" x 11'9" (5.3m x 3.6m)

Another good sized double bedroom. Two inset Velux windows to eaves with inset blinds.

### Gardens & Grounds

Attractive wrap around gardens laid to lawn with close boarded fencing surrounding set up off a dwarf wall. Off road parking to front. Attractive patio to rear.

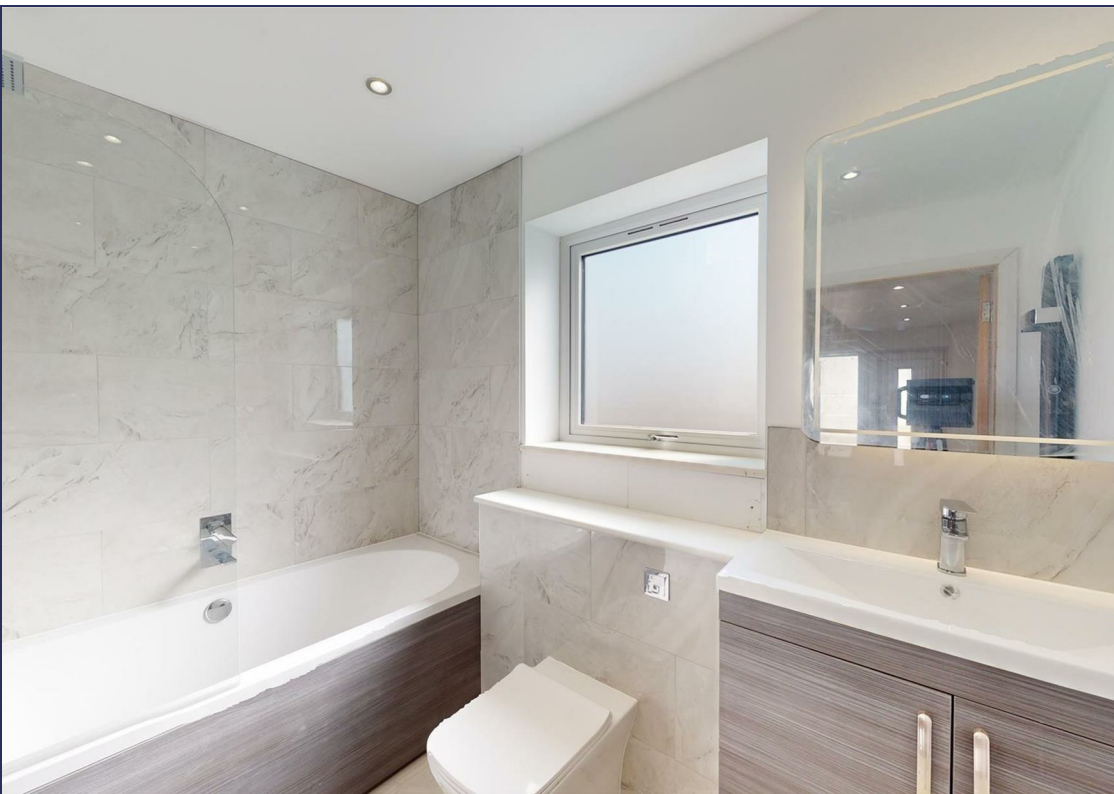
### Tenure

The properties will be sold on a Freehold basis.

### Directions

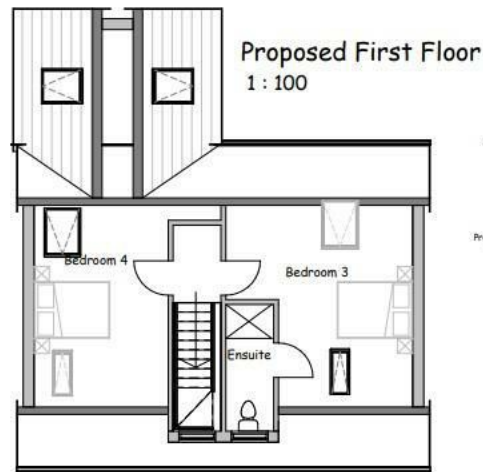
From our offices at 67 High Street, Cowbridge turn left and at the end of Westgate turn left onto the Llantwit Major Road. At Nash Manor crossroads turn left and at the roundabout at the Llantwit Major bypass, take the first exit. Take the first exit at the next roundabout and at the next set of traffic lights, turn right onto Llanmaes Road. Follows this road and the properties will be on your left hand side with our signage outside.











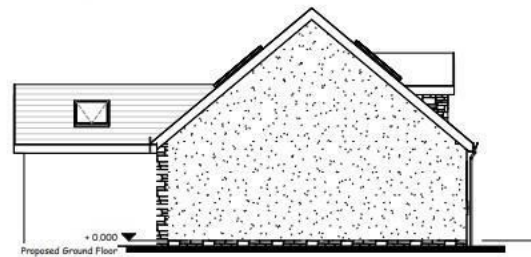
Proposed Front Elevation  
1 : 100



Proposed Rear Elevation  
1 : 100



Proposed Ground Floor  
1 : 100



Proposed Side Elevation  
1 : 100



# HARRIS & BIRT

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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