



4 Nordale Road

Llantwit Major, CF61 1YB

Price £475,000

HARRIS & BIRT



A particularly well appointed detached house. Briefly laid out with four bedrooms and two bathrooms upstairs, including a particularly spacious master bedroom. Downstairs there is a living room, study, open plan kitchen/ dining room and conservatory. The property enjoys the benefit of mains gas fire central heating and double glazing. Attractive and private rear garden, driveway and garage.

The property is conveniently situated within easy reach of Llantwit town centre with its excellent facilities including a wide range of shops both national and local, schools of excellent reputation for all ages and an extensive range of sporting and recreational facilities. The old part of the town is particularly attractive with narrow winding streets and historic church. Just a mile to the south on the heritage coastline is Llantwit Major beach. There is a railway station in the heart of the town on the Bridgend to Cardiff coastline with connections then to the main London line. Easy access to the main road network brings major centres including the capital city of Cardiff, Bridgend, Llantrisant, Newport etc all within easy commuting distance.

- Detached Property
- Open Plan Kitchen/ Dining Room
- Off Road Parking via Driveway & Garage
- EPC- C
- Four Bedrooms
- Close to Local Amenities
- Enclosed & Private Rear Garden

Accommodation

Ground Floor

Entrance Porch

UPVC opaque glazed front door with opaque glazed side panels. Ceramic tiled floor. Wooden door with glazed window allowing light into hallway.

Entrance Hallway 6'11 x 12'8 (2.11m x 3.86m)

Oval glass panel to door allowing light into hallway. Ceramic tiled floor. Radiator. Stairs leading up to first floor landing. Bespoke built in under stairs storage cupboards. Skimmed walls and ceiling. ceiling spotlight. Doors to living room and kitchen.

Kitchen/ Breakfast Room kitchen(13'2 x 15'11) breakfast room(9'7 x 9'7) (kitchen(4.01m x 4.85m) breakfast room(2.92m x 2.92)

Fitted kitchen with features to include range of wall and base units, under counter and feature plinth lighting. Solid granite composite worktops. Two eye level ovens and steamer/ microwave with a plate warmer below. Large five ring induction hob with cooker hood over. Double inset stainless steel sink with mixer tap and boiling/ filter water tap. Integrated under counter freezer, full length fridge. Integrated dishwasher. Space for washing machine and dryer. Built in wine cooler fridge below breakfast bar. Velux window. UPVC window to rear. Ceramic tiled floor. Radiator. Ceiling spotlight.

Conservatory/ Dining Room 19'10 x 9'7 (6.05m x 2.92m)

Double glazed windows surround. Continuation of ceramic tiled floor. Radiator. Double French doors opening out to rear garden. French doors through to study.

Study 11'9 x 9'7 (3.58m x 2.92m)

Carpet floor. Radiator. Pendant ceiling light. Skimmed walls and ceiling. Bespoke office area fitted by 'Space for Living.'

Living Room 17'9 x 12'8 (5.41m x 3.86m)

UPVC window to front. Carpet floor. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

First Floor

Landing 13'8 x 7'8 (4.17m x 2.34m)

Carpet stairs leading to first floor landing. Skimmed walls and ceiling. Access loft via hatch. Doors to all first floor rooms.

Master Bedroom 14'4 x 12'8 (4.37m x 3.86m)

UPVC window to front. Carpet floor. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Built in wardrobes.

Bedroom Two 14'4 x 9'9 (4.37m x 2.97m)

UPVC window to rear. Built in wardrobe. Carpet floor. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

Bedroom Three 10'4 x 8'8 (3.15m x 2.64m)

UPVC window to front. Radiator. Built in cupboards, bed and wardrobe. Carpet floor. Skimmed walls and ceiling. Pendant ceiling light.

Bedroom Four 7'11 x 11'1 mezzanine(7'11 x x 6'8) (2.41m x 3.38m mezzanine(2.41m x 2.03m))

UPVC opaque window to front. Built in storage. Carpet floor. Skimmed walls and ceiling. Pendant ceiling light. Stairs to Mezzanine

Family Bathroom 7'9 x 9'7 (2.36m x 2.92m)

UPVC opaque window to rear. Four piece suite with features to include low level WC. Pedestal wash hand basin with mixer tap. Roll top bath with mixer tap. Shower cubicle with shower heat attachment. Ceramic wall tiles. Vertical heated towel rail. Ceramic tiled floor. Skimmed ceiling with fan and spotlights.

Shower 8'1 x 5'5 (2.46m x 1.65m)

Shower cubicle with shower attachment. Wash hand basin with mixer tap. Low level WC. Ceramic tiled wall and floor. UPVC opaque window to rear. Vertical heated towel rail. Skimmed ceiling with spotlighting. Velux window.

Outside

To the front is off road parking via driveway for two vehicles laid with block paved floor. Garage with Up and over door. Power and lighting. The side is laid with gravel with mature shrubbed boundary. Gate leading to rear garden. Mostly laid to lawn. Shed. South facing with pond. Enclosed and private.

Services

Mains gas, electricity, water and drainage.

Directions

From our office at 65 High Street turn right up to the end of Westgate and turn left onto the Llantwit Major road. Follow the road to Llantwit. At the roundabout at the beginning of the Llantwit Major bypass turn left and then go straight across the mini roundabout and to the first set of traffic lights take a right into Llantwit Major on the Llanmaes Rd. Go straight over at the traffic lights, then the first exit at the roundabout onto Le Pouliguen Way. At the next mini roundabout take the first exit onto Boverton Road. Take the next left onto Nordale Road and number 4 is on your right.



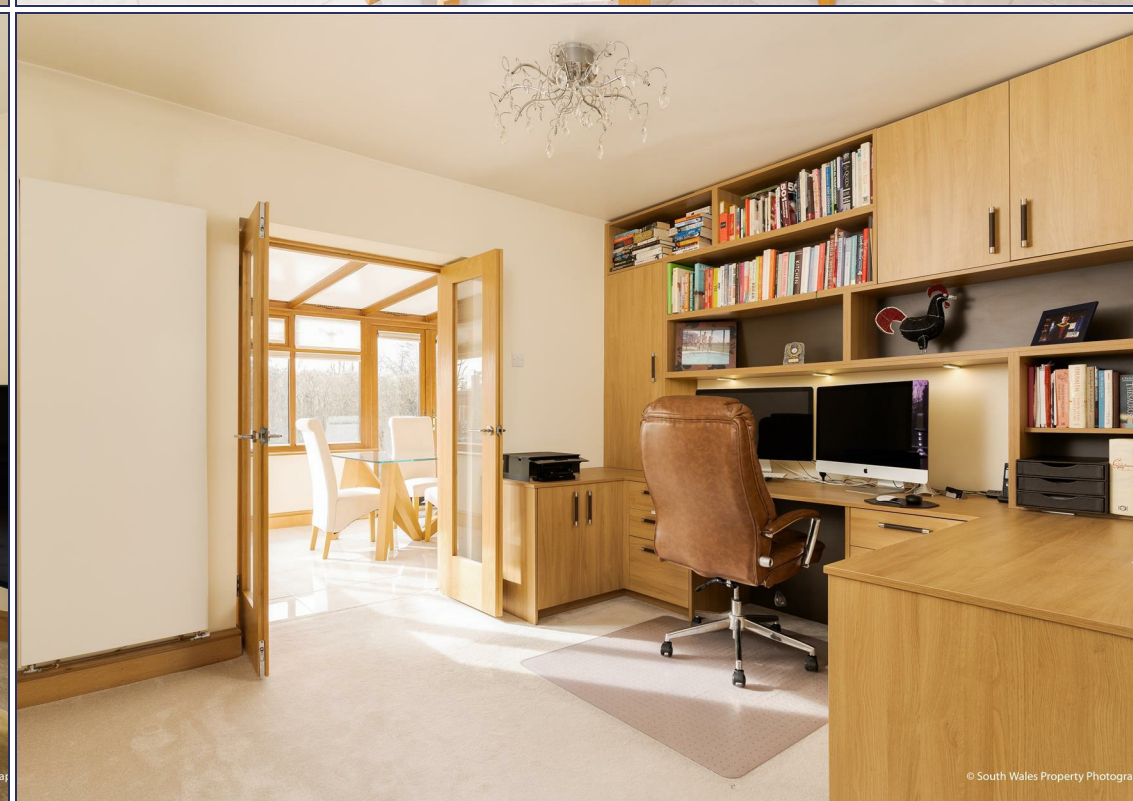
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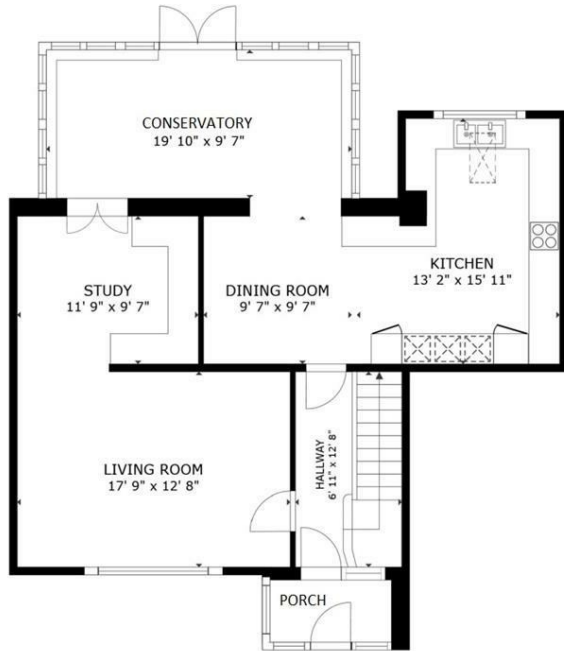


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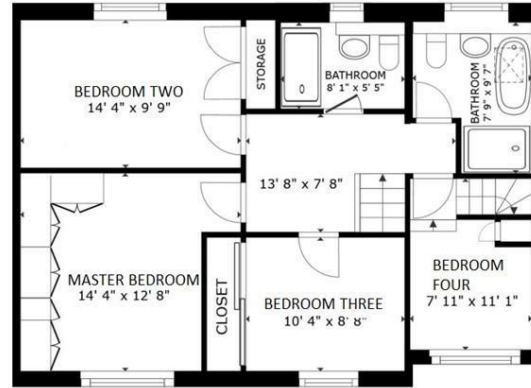








GROUND FLOOR



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
GROUND FLOOR 981 sq.ft. FLOOR 1 756 sq.ft. FLOOR 2 63 sq.ft.
TOTAL : 1,801 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) 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 | | | |
| England & Wales | | 70 | 80 |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) 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 | | | |
| England & Wales | | | |
| | | EU Directive 2002/91/EC | |

