



## West Winds

Llanmaes, Llantwit Major, CF61 2XR

Price £550,000

HARRIS & BIRT



An excellent opportunity to purchase this unique detached bungalow situated in an elevated position in the heart of the village of Llanmaes. Situated on an over-sized plot with planning permission for a further extension that is within perpetuity due to the construction of an extensive pitched roof double garage in the grounds. The package in all comprises two bedroom detached bungalow, detached single garage and store, as well as a further detached double garage to rear. The gardens are extensive and found in excellent condition. Extremely mature. The accommodation internally comprises living room, study, bedroom, bathroom and kitchen/dining space with utility area to the ground floor. Steps lead up to a master bedroom set into eaves.

Llanmaes offers an attractive blend of old and new with local facilities including the parish church and the Blacksmiths Arms. More comprehensive local facilities are available in Llantwit Major, just a few minutes drive away and even walking distance for the more enthusiastic. Facilities in Llantwit Major include a wide range of shops both national and local, schooling of excellent reputation for all ages, a wide range of sporting and recreational facilities and including Llantwit Major Beach which is on the heritage coastline and just a mile to the south of the town. Usefully Llantwit Major has a railway station which connects Bridgend to Cardiff. A more comprehensive range of facilities is available in the market town of Cowbridge, which is within easy driving distance. Easy access to the main road network brings major centres including the capital city of Cardiff within comfortable commuting distance.

- Detached Two Bedroom Bungalow
- Further Detached Double Garage
- Wonderful Gardens Previously Shown in National Garden Scheme
- Active Planning Permission Granted
- Detached Garage
- Situated on a Plot of 0.25 Acres
- Off Road Parking and Driveway
- EPC: D

## Accommodation

### Ground Floor

#### Entrance

Entered via wooden front door with inset glazed panels to open plan living/study space.

#### Living Room 20'4 x 11'2 (6.20m x 3.40m)

Fully skimmed walls and ceiling. Range of wooden double glazed windows to all aspects with inset horizontal blinds. Fitted radiator. Fitted carpet with inset coir matting situated from front door. 'Morse' log burning stove housed to chimney breast with flagstone laid hearth. Open shelving. Hallway offers access into kitchen/ dining room.

#### Bedroom Two 17'4 x 12'10 (5.28m x 3.91m)

Double glazed window to side elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Understairs storage.

#### Bathroom 7'8 x 6'3 (2.34m x 1.91m)

Three piece suite in white comprising quadrant shower cubicle behind glazed and chrome shower screen with integrated shower and shower head attachment. Low level dual flush WC and pedestal wash hand basin by 'Rak' ceramics with chrome mixer tap. Wooden double glazed window to rear elevation. Tiled travertine splashbacks and walls with matching tiled travertine floor. Wall hung chrome heated towel rail. Double height with wooden Velux window.

#### Kitchen/Dining 13'7 x 12'10 (4.14m x 3.91m)

Modern fitted kitchen in a shaker style light oak finish. Range of wall and base units set under and over a white work surface. Chrome sink and drainer and chrome swan neck mixer tap. Plenty of space for washing machine and tumble dryer. Features include Aga in a black gloss palate with two warming trays and a variety of underset

ovens/warming drawer etc. Floor to ceiling glass display case provides an attractive feature. High level matching cupboard housing the 'Baxi Duo Tech' combination gas boiler. Range of fitted double glazed windows to side and rear elevations. Fully skimmed walls and ceiling. Wood effect flooring. Fitted radiator. Opens through to utility.

#### Utility Room

Good sized utility room. Two wooden double glazed windows to rear elevation. Wooden half glazed door to rear elevation. Fully skimmed walls and ceiling. Matching wood effect flooring. Good sized larder cupboard housing RCD fuse board. Wall and base units with other utility features.

### First Floor

#### Master Bedroom 18'2 x 14'0 (5.54m x 4.27m)

Accessed via straight carpeted staircase to master bedroom. An excellent sized double bedroom situated into the eaves. Fantastic ceiling height. Range of double glazed Velux windows and a wooden double glazed picture window. Fully skimmed walls and ceiling. Fitted carpet. Fitted radiator. Good eaves storage.

### Outside

#### Gardens & Grounds

Situated in an oversized plot with West Winds sat comfortably in the centre. The wrap around gardens were formally home to viewing from the National Garden Scheme. Flanked by a stone built dwarf wall that spans the width of the property. Close boarded post and rail fencing to rear. Cotswold stone driveway to front with ample parking. Pedestrian path that steps up and leads to the front door. There are a variety of mature shrubbery throughout with raised beds and borders. Attractive sunken pond situated to the front. The lawns wrap around to the rear of the property to a timber built shed to remain.

### Detached Garage/Store Room

Block built detached garage. Sectioned into store room with power and light. Pedestrian stable door. Range of fitted glazed windows. Steps up into detached single garage with steel up and over door. Power and light. Further range of windows. Set on a concrete base.

### Detached Double Garage

Attractive detached double garage with pitched roof height only contracted a couple of years previous. Two electric up and over garage doors. Attractive concrete base with good mezzanine above. Power, light and uPVC half glazed pedestrian door to side elevation. Elevated Velux windows. Useful space and easily adaptable subject to necessary planning permissions required.

### Planning Permission

Planning numbers: 2010/01187/FUL, 2015/01368/FUL, 2015/01368/1/CD for demolition of existing garage and construction of new extension to existing dwelling house with new detached garage. Please contact the office for further information.

### Services

The property is serviced by mains gas, electric, water and drainage.

### Directions

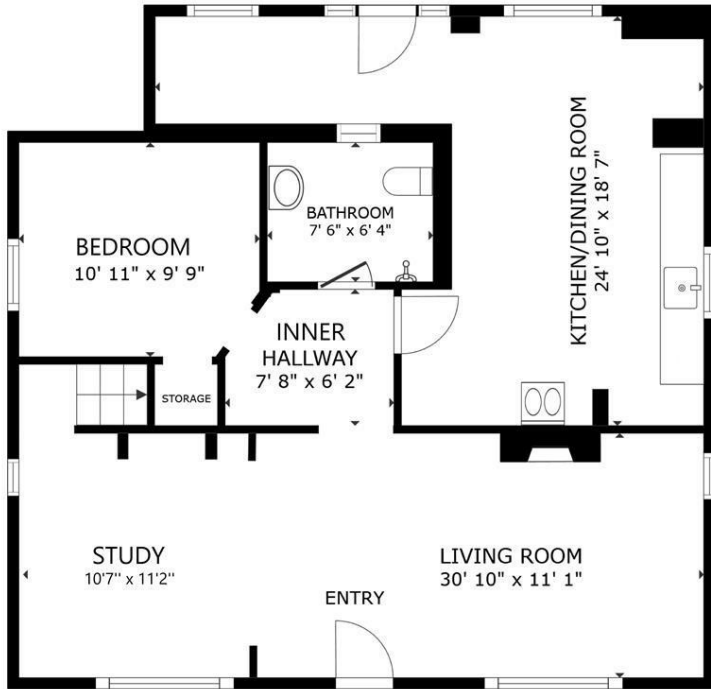
What3Words - ///crispy.chefs.parsnip



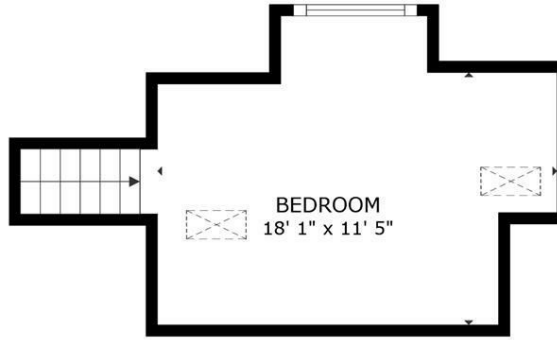








FLOOR 1



FLOOR 2

**HARRIS & BIRT**  
 CHARTERED SURVEYORS &  
 ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR 1 894 sq.ft. FLOOR 2 226 sq.ft.  
 TOTAL : 1,120 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# 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		
		79
	55	
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

