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3 Nordale Road
Llantwit Major, Vale Of
Glamorgan, CF61 1YB

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3 Nordale Road

Asking price **£340,000**

Well proportioned, three double bedroom linked detached house situated in a secluded cul de sac position with Llantwit Major town centre conveniently accessible.

Very well maintained throughout offering well proportioned living

Accommodation comprises an entrance porch, hall, sitting room open to dining room, kitchen/diner, pantry/store, WC, three double bedrooms, shower room and integral garage

Front driveway and easy to maintain landscaped garden

Fully enclosed rear garden

Located in a select cul de sac in easy walking distance of Llantwit Major town centre and all associated amenities





Well proportioned, three double bedroom linked detached house situated in a secluded cul de sac position with Llantwit Major town centre conveniently accessible.

ENTRANCE PORCH (7'7" x 3'10"), tile effect floor, ceiling light and glazed front door. HALL (7'1" x 13') fitted carpet, pendant ceiling light, quarter turn carpeted stairs rising to the first floor with storage cupboard under. Front SITTING ROOM (17'5" x 12'6") fully carpeted, ceiling light, electric fire with polished stone surround and large window with front garden views. Wide opening to DINING ROOM (12'3" x 12') fitted carpet, ceiling light and window to the rear garden. KITCHEN/BREAKFAST ROOM (16'6" x 10'5") Vinyl floor, modern fitted units, roll top worktop with matching breakfast bar.

Appliances include a gas hob (extractor above), high-level oven and grill, plumbed provision for white goods and fridge. Wide opening (9'3" x 3') with access to 'Worcester' boiler, space for freezer below and frosted glazed door to the rear garden. WC, just off (6'2" x 4'2") vinyl tile floor, LED spotlights and extracted ceiling, low level WC, wash basin and frosted window. PANTRY/STORE (2'11" x 6'1") tiled floor, open shelving, wall mounted light and light well to ceiling. INTEGRAL GARAGE (16'6" x 9'5") pendant light and manual 'up and over' door.

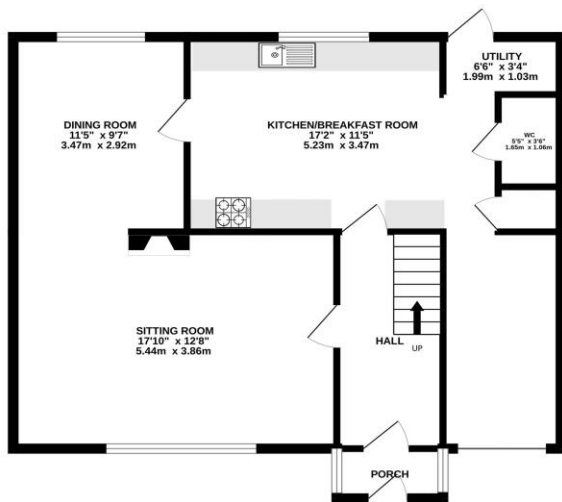
Spacious first floor, LANDING (10'6" x 7'8") fitted carpet, ceiling light, window to stairwell and attic hatch. BEDROOM ONE (13'11" x 12'9") fitted carpets, light, built-in triple wardrobe with

additional storage cupboards over and large window to the front. BEDROOM TWO (12' x 9'5") rear facing with window to the garden, fitted carpet, pendant light and a bank of integrated wardrobes with storage over. BEDROOM THREE/HOME OFFICE (8'5" MAX x 12'4" MAX) timber effect floor, light, built-in double wardrobe with sliding doors, open shelving to the side and window to the front. SHOWERROOM (10'10" x 5'6") fitted light, low-level WC, wash hand basin to the side, frosted window over and sizable corner double shower enclosure.

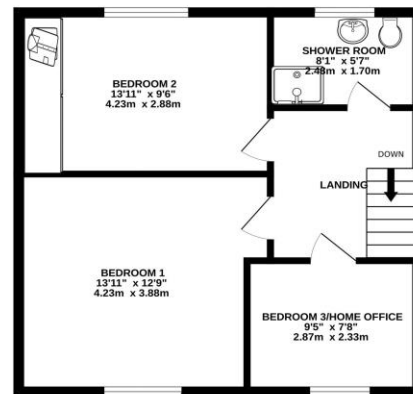
To the front of the property lies a concrete driveway, leading to garage with established low maintenance garden and steps rising to the front door. Side access opens to the rear.

The rear garden has been thoughtfully landscaped with a sizable paved seating terrace, stock borders, artificial grass lawn and fencing to all boundaries.

GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1229 sq.ft. (114.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From our Cowbridge office travel west along the High Street onto Westgate taking the left hand turning onto the Llantwit Major Road. Continue along this road, at Nash crossroads take the left hand turning and continue along this road passing Llandow Industrial Estate. Continue along this road, upon reaching the 1st roundabout, take the 1st left hand turning signposted 'Rhoose'. Continue along this road passing over the mini roundabout and through the 1st set of traffic lights. At the 2nd set of traffic lights take the right hand turning signposted 'Boverton'. Continue along this road through Boverton, heading towards Llantwit Major, where Nordale Road is the second turning on the right hand side.

Tenure

Freehold

Services

Mains gas, water, electric, drainage
Council Tax Band F
EPC Rating D

09/03/2024, 14:54

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

2, Nordale Road LLANTWIT MAJOR CF81 1YB	Energy rating D	Valid until 21 April 2024
		Certificate number 9388-5091-7214-2124-1900
Property type	Detached house	
Total floor area	110 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/formation-score-rules-copertyursum-efm-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/formation-score-rules-copertyursum-efm-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/9388-5091-7214-2124-1900?previous>

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