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12 Voss Park Close
Llantwit Major, The Vale Of
Glamorgan, CF61 1YF

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12 Voss Park Close

Asking price **£395,000**

A beautifully presented and maintained, three bedroom detached bungalow, situated in a peaceful cul-de-sac within walking distance to Llantwit Major town centre.

Three bedroom detached bungalow

Beautifully presented and maintained accommodation

Landscaped garden plot, including low maintenance south facing rear garden

Lounge semi open plan to dining room

Off-road parking and single garage

Walking distance to town centre Amenities

Viewings highly recommended



Situated in a peaceful cul-de-sac within walking distance to Llanwit Major town centre, lies this well presented and maintained three bedroom detached bungalow. The property offers well proportioned, light and airy accommodation plus a landscaped garden plot, including south facing rear garden.

The accommodation briefly comprises: an ENTRANCE HALLWAY, with loft inspection point plus built-in cloaks storage cupboard and airing cupboard, housing a modern 'Worcester' gas fired combination boiler. The LOUNGE, (15'11" x 12'11") with picture window to front, plus high-level window to side, has a gas real flame fire

set within a dressed stone fireplace. Semi open plan to the lounge is the DINING ROOM, (10'5" x 9'7") which also has a picture window to front. A glass panel door leads into the KITCHEN, (9'6" x 10'11") with window and glazed pedestrian door to side, glass panel door into the entrance hallway. It offers a fitted range of base and wall mounted 'Shaker' style units, integrated oven, hob with cooker hood over, space and plumbing for white goods, double doors into shelved pantry cupboard.

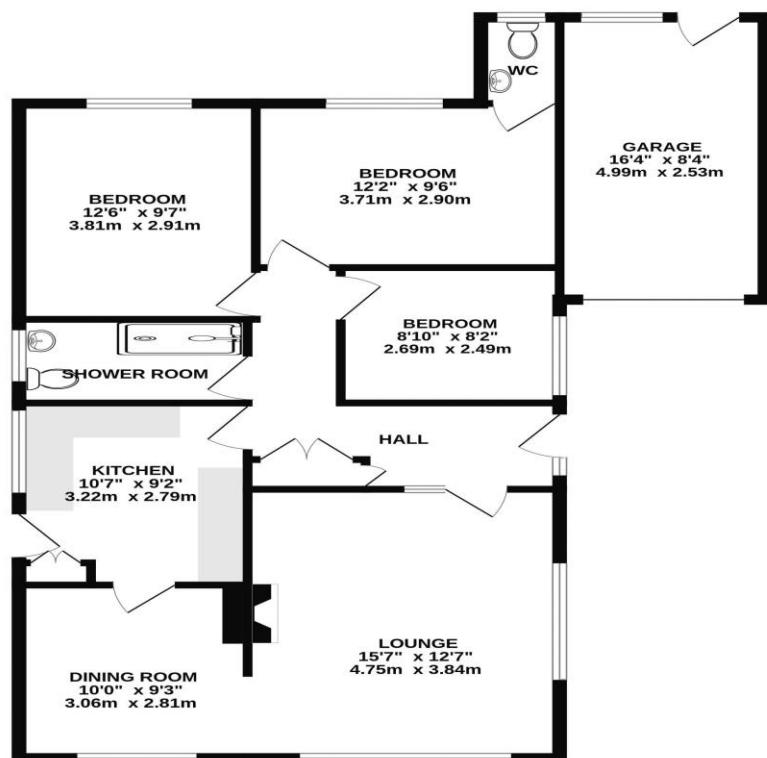
The property offers three bedrooms. BEDROOM ONE, (12'7" x 9'11") and BEDROOM TWO, (12' 11" x 9'11") are both double bedrooms with windows enjoying views into

the rear garden. Bedroom one benefits from an EN-SUITE CLOAKROOM, (3'6" x 4'7") with window to rear and housing a white two piece suite, with low-level WC and wall mounted wash hand basin. BEDROOM THREE, (9'3" x 8'7") is a generous sized, single bedroom with window to side overlooking the driveway. The upgraded family SHOWER ROOM, (9'6"x5'3") has a white three-piece suite including double shower, low-level WC and sink unit. The room has full tiling to floor and walls.

To the front of the property is an open planned garden with shrub and flower border. A brick Pavia driveway runs along the side of the property with parking space for 2/3 vehicles ahead of the single garage. GARAGE, (16'8" x 8'7") has a window and pedestrian door into the rear garden and benefits from power and lighting.

The enclosed south facing rear garden offers a low maintenance space extensively laid with ornate gravel. It is bordered by block walling. Detached timber frame garden shed.

GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.





Directions

From our Cowbridge office head in a westerly direction up the high street turning left onto the Llantwit Major Road. Follow this road before reaching a 'T' Junction and turn left. On approaching Llantwit Major and reaching the large roundabout go straight across (second exit). At the small roundabout proceed straight onto High Street merging onto Commercial St, at the junction turn right onto East St merging onto Boverton Rd, proceed straight over the small roundabout, turn second left onto Voss Park proceed and turn first left onto Voss Park Close where No.12 lies on your right hand side as indicated by our 'For Sale' board.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band E
EPC Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Viewing strictly by
appointment through
Herbert R Thomas

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