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herbert r thomas

Heddfa

The Drangway
Llantwit Major,
The Vale Of Glamorgan,
CF61 1HP

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Asking price **£649,950**

A sizable, four double bedroom detached dormer bungalow offering a high-level of versatility and flexible living space arranged over two floors, with a superb high standard of finish. Occupying a generous plot with a great sense of privacy, whilst being within walking distance of the Llantwit Major town centre, schools and beach.

A truly impressive detached four bedroom bungalow with a great level of versatile accommodation

Sat in a generous plot

Multiple solid built ancillary building include a double garage, garden room and workshop

The pristine and thoughtfully designed gardens and grounds have been created by the current owners

Llantwit major 0.4 miles, cowbridge 5.6 miles, Cardiff 22 miles, M4 10 miles





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Opaque part glazed front door through to PORCH with large windows to garden and double CLOAKS CUPBOARD, providing a good level of storage. Door opening to the ENTRANCE HALL, straight stairs rising to the first floor, boiler/store and separate cupboard providing more useful storage options. A beautifully decorated bay fronted SITTING ROOM, enjoys lovely views to the front garden with a polished stone fireplace (electric) adding a feature to the room. Sweeping around you have a DOUBLE BEDROOM, with integrated quadruple wardrobes and garden view. Opposite, a large five piece BATHROOM, comprises a panelled bath, WC, bidet, corner (mains fed)

shower enclosure, sink and a frosted window drawing in the natural light. A formal DINING ROOM has built in storage cupboards and direct garden views. This room is flexible and could be used as an additional double bedroom four. The modern fitted KITCHEN has a large run of wall and base cabinets with a number of 'Bosch' and 'Neff' fitted appliances. A large window to the back garden makes the room feel bright and airy. A wide opening connects the kitchen and living/diner. An internal door opens to the HALL and French doors link this space to the garden. To the side of the kitchen is an independent UTILITY/BOOT ROOM with matching cabinetry to the kitchen, with an additional preparation sink, plumbing provision for white goods and access to outside.

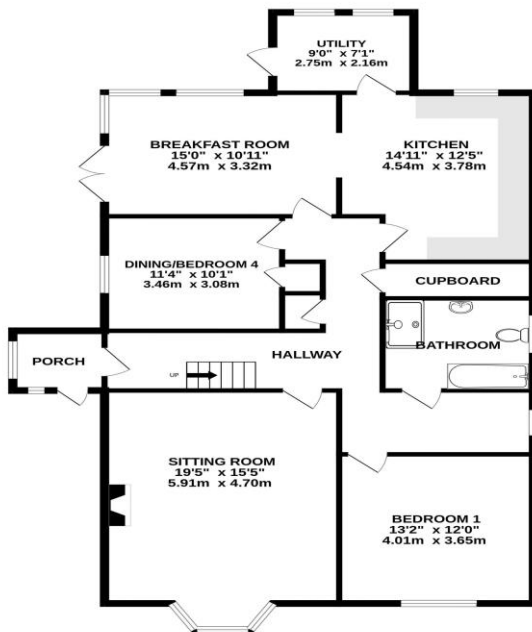
A bright first floor LANDING with large window gives access to an attic hatch and sizable storage cupboard just off with hanging space. The landing is flanked by two sizable en-suite bedrooms. BEDROOM ONE, is front facing with partial

elevated coastal/countryside views extending to the Channel with two integrated storage closets and an EN-SUITE SHOWER ROOM, tiling to floor and walls, high quality mains fed shower enclosure, WC and sink opposite. BEDROOM TWO is a sizable double, currently set up as a twin room with pleasant garden views to the rear. The room has many storage options, fitted with a built-in wardrobe with eaves storage cupboards accessible both sides. An EN-SUITE SHOWER ROOM, has been beautifully decorated, predominantly tiled with rainfall shower fitted, modern WC, sink and frosted window.

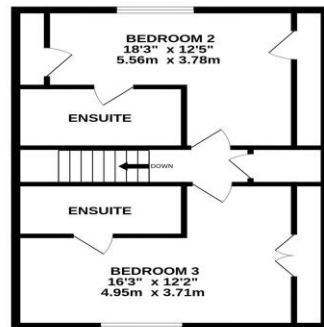
An impressive, gated driveway provides ample private parking with a detached DOUBLE GARAGE. The land beyond extends to a pedestrian gate opening onto Colhugh Street. The further gardens and grounds have been thoughtfully designed by the current owners with many usable areas including a well-stocked front garden, a generous paved terrace leading to a lower area with planted pergola, dove cot and summer house with gravel patio.

The rear garden has a beautifully manicured grass lawn with established stocked borders. In-between the paved area and rear garden lies the external GARDEN ROOM, a highly sociable space with an open SITTING/DINING AREA, STORE ROOM and WC to the rear. A truly versatile room that could be annexed or converted in the future (subject to the relevant permissions granted). A lean-to timber-clad WORK SHOP and POTTING SHED are to the rear of the garden room.

GROUND FLOOR
1335 sq.ft. (124.0 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1886 sq.ft. (175.2 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 head in a westerly direction up the high street turning left onto the Llantwit Major Road. Follow this road and when reaching the 'T' Junction, turn left. On reaching Nash, turn left at the staggered cross roads and on approaching Llantwit Major and on reaching the large roundabout go straight across (second exit). At the second smaller roundabout proceed straight on and continue to the 'T' junction and turn left onto East Street merging onto Boverton Road. Turn first right onto Stall Court Avenue then third right and first left onto High Meadow. Turn immediately right down The Drangway where 'Heddfa' will be the property straight ahead, through the double gates. What3words: seashell.howler.envoy

Tenure

Freehold

Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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