



hrt

herbert r thomas

25 Llanmaes Road
Llantwit Major, The Vale Of
Glamorgan, CF61 2XD

hrt.uk.com

25 Llanmaes Road

Asking price **£2,200.00 PCM**

Exceptional, extended detached four double bedroom contemporary family home with large rear garden, beautiful independent home office and convenient access to Town Centre amenities.

Fabulous contemporary detached 4 double bedroom home

Entrance hall, front living room, spectacular open plan kitchen with island unit to lounge dining space, large utility room and downstairs cloakroom

4 double bedrooms, en-suite shower room and family bathroom

Ample parking and garage, lawned front garden, large principally lawned rear garden and substantial home office outbuilding equally suitable for leisure use

fine location with easy access to town centre amenities including railway station





Exceptional, extended detached four double bedroom contemporary family home with large rear garden, beautiful independent home office and convenient access to Town Centre amenities.

Contemporary powder coated aluminium door and double glazed side screen to HALLWAY (12'10" x 6'8"), polished porcelain tiled floor, spindled staircase to first floor with understairs cupboard. Front LIVING ROOM (17'6" x 11'2"), full length aluminium coated double glazed windows to front elevation, vertical radiator, open display recess to rear open plan KITCHEN/ DINING/ LIVING ROOM (24'3" x 19'8" overall), spectacular space with porcelain tiled floor and wide bank of high aluminium powder coated sliding patio doors to a fabulous rear garden. Large sitting and dining space, kitchen area with modern high gloss light grey base and wall cupboards, and feature granite worktops, matching island unit with inset one and half bowl sink, mixer tap and breakfast bar. Integrated 'Fisher and Paykel" double oven, ceramic hob and dishwasher, slot in American

style fridge freezer to remain. Oak framed, glazed door to UTILITY ROOM (10'4" x 9'8" max), 'L' shaped with matching light grey cupboards, roll top worksurface and stainless steel sink, space and plumbing for washing machine, Upvc double glazed French doors to rear garden, porcelain tiled floor, connecting door to garage. CLOAKROOM (5' x 3'), white low level WC, wash hand basin with vanity cupboard and frosted Upvc double glazed window, chrome heated towel rail.

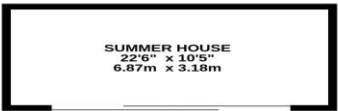
LANDING area with double glazed window to side elevation, loft hatch and doors to MAIN BEDROOM (12'4" x 11'1" plus entrance with fitted wardrobes), long powder coated aluminium double glazed windows to rear elevation, vertical radiator. Door to EN-SUITE SHOWER ROOM (7' x 5'6"), fully tiled walls, contemporary suite including wall hung wash hand basin with vanity drawer, low level WC and shower cubicle with glazed entry door, vertical radiator/ towel rail, frosted double glazed window. BEDROOM 2 (12'10" x

12'), built-in wardrobes double glazed windows to front elevation, free standing wardrobes available if required. BEDROOM 3 (10'1" x 13'7" max 9'2" min), double glazed window with vies to rear garden and playing fields beyond. Double BEDROOM 4 (9'2" x 12'2"), built in cupboard above stairs and double glazed window to front elevation. MAIN BATHROOM (8'1" x 5'7"), fully tiled to floor and walls, fitted wall mirror and frosted double glazed window, white suite including double ended bath, pedestal wash hand basin and low level WC, graphite vertical radiator.

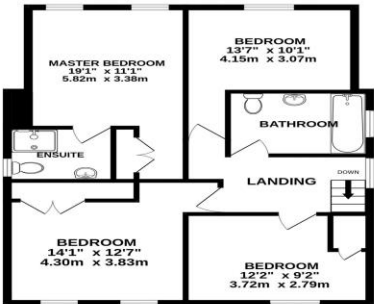
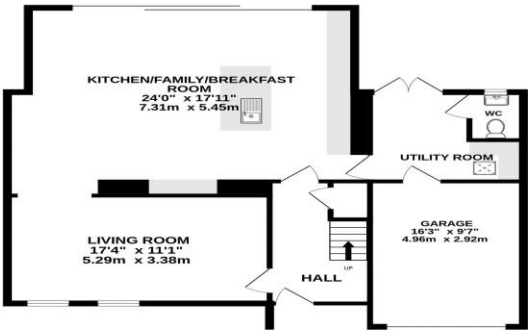
Lawned front garden with wide, tarmacademed driveway providing excellent parking and access to GARAGE (16'5" x 9'7"), single up and over door, power and light, connecting door to utility room. Gravelled rear terrace with large, flat, immaculately attended lawn flanked by well-kept shrub beds.

To the bottom of the garden where there is a very useful and versatile detached GARDEN ROOM/ HOME OFFICE/ WORKSPACE (22'6" x 11') wide bank of double glazed bi-fold doors looking back to the house, power, light, fully insulated to floor, ceiling and walls. Currently used as a work space, equally suitable as a leisure building or gym.

GROUND FLOOR
1178 sq.ft. (109.4 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1882 sq.ft. (174.8 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.
Made with Metropac CS2023





Directions

Travelling from Cowbridge to Llantwit Major, on reaching the large approach roundabout take the first exit. Take the first exit (straight on) at the next roundabout and on reaching the traffic lights turn right on to the Llanmaes Road. Continue along this road where No. 25 can be found on your right hand side immediately after the turning to Fairfield Rise (on your left).

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band
EPC Rating

Viewing strictly by appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



AWAITING EPC

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

