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1 Whitehouse Close  
Flanders Road  
Llantwit Major  
The Vale Of Glamorgan  
CF61 1RL

# 1 Whitehouse Close

Asking price **£595,000**

Very spacious detached four bedroom family home with excellent parking and private gardens. Occupying a highly sought after location in traditional west end of Llantwit Major with easy access to nearby country and coastal walks.

Detached four bedroom family house in an enviable position.

Entrance porch and hallway, ground floor cloakroom/ WC, large L shaped living room and separate dining room with study recess, kitchen/ breakfast room, rear conservatory and utility room

Four bedrooms, two en-suite and family bathroom

Tarmacademed driveway and front garden, single garage and private mature rear garden

A lovely location within easy walking distance of the town centre /open countryside and close to the coast





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Entrance door to porchway with ceramic tiled floor. Central HALLWAY with matching tiled floor and staircase to first floor. CLOAKROOM, tiled floor, timber panelled to lower walls, white low level WC and wash hand basin. Large L shaped LIVING ROOM with Upvc double glazed bay window to front elevation and matching double glazed window to rear, gas fire with marble inset and carved timber surround and mantle, fitted low level storage cupboards with display shelving over. Large DINING ROOM with recessed study,

double glazed bay window to front elevation and feature crescent shaped double glazed window to side. KITCHEN BREAKFAST ROOM, oak fronted base and wall cupboards with roll top work surfaces, integrated double oven, gas hob, extractor and dishwasher, space for fridge freezer, tiled floor, double glazed window and door to large rear CONSERVATORY, glazed roof and tiled floor, French doors to rear garden. Connecting door to UTILITY ROOM, range of fitted cupboards, roll top worksurfaces and stainless steel sink, space and plumbing for washing machine, large understairs cupboard.

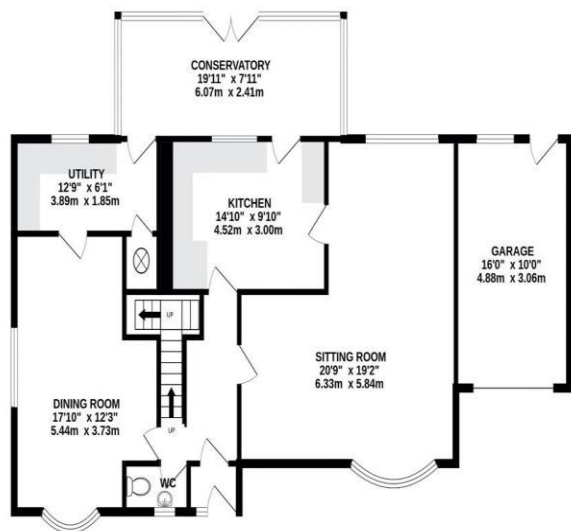
Main LANDING, loft hatch and airing cupboard with lagged tank. PRINCIPAL BEDROOM, a large double room with

windows to front and rear elevations. EN-SUITE SHOWER ROOM, white suite including wash hand basin with vanity cupboard, low level WC and shower cubicle with glazed entry door and electric shower attachment, double glazed window to rear elevation. BEDROOM TWO, a smaller double, with aspect to front garden and fields beyond. BEDROOM THREE, currently used as a study, Upvc double glazed window to rear. BATHROOM, white suite including low-level WC, pedestal wash hand basin and timber panelled bath with glazed shower screen and electric shower attachment over, frosted double glazed window, part tiled to walls and vinyl floor.

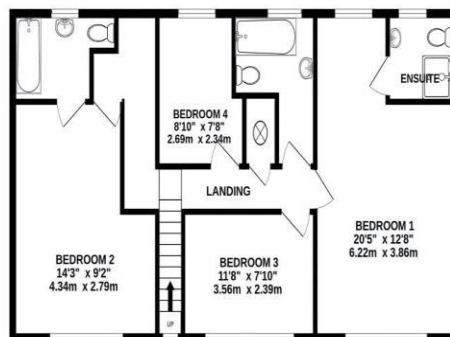
The staircase splits, leading to a GUEST BEDROOM (4) with built-in wardrobe, aspect to front and second EN-SUITE, including panelled bath with electric shower and shower screen over, wash hand basin with vanity cupboard and low level WC, tiled floor.

Wide wrought iron double gates lead to the front garden, tarmacaded parking fringed by decorative gravel and mature trees and shrubbery, enclosed by a natural stone wall. To the side of the house is a separate tarmac single parking space with access to attached GARAGE, single up and over door, light and power with window and pedestrian door to rear garden. The rear garden is gravelled and paved and very private, containing mature trees and shrubbery.

GROUND FLOOR  
1193 sq.ft. (110.8 sq.m.) approx.



1ST FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 2007 sq.ft. (186.4 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

Follow the B4268 road from Cowbridge to Llantwit Major. On approaching Llantwit Major you will reach a large roundabout, go straight across. On reaching a smaller roundabout take the 2nd exit heading towards the town centre. On reaching a mini roundabout go straight on. On reaching a T junction turn right and immediately left onto Colhugh Street. go down Colhugh Street pass right hand turning to Methodist Lane and The Lanes. Take the next right onto Flanders Road where No.1 Whitehouse Close is on your right hand side.

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity

Council Tax Band G

EPC Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Viewing strictly by appointment through Herbert R Thomas

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**RICS**

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