





3 Nordale Road

Llantwit Major, Llantwit Major

In a quiet cul de sac position, lies this well presented spacious detached family home, within walking distance of local shops, schools and amenities and train and bus stations, and within easy reach of the Heritage coastline and beaches. 3 Nordale Road comprises, entrance porch and hallway, sitting room, dining room, kitchen, utility, and cloakroom/WC to the ground floor. To the first floor are three well proportioned rooms and shower room. Outside to the front and rear are gardens, with garage and driveway. The property enjoys UPVC windows and doors, and gas central heating with a combination boiler. Viewings are recommended to appreciate the spacious feel, presentation and quiet yet central position in the town. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- DETACHED FAMILY HOME.
- 3 BEDROOMS. 2 RECEPTIONS.
- UPVC. GCH COMBI.
- PARKING FOR TWO CARS.
- QUIET CUL DE SAC POSITION.
- CLOAKROOM/WC. EPC D64.





GROUND FLOOR

Entrance Hallway

Added by the current owner. UPVC glazed front entrance door. UPVC door to entrance hallway.

Hallway

Stairs to first floor. Under stairs cupboard. Radiator. Doors to sitting room and kitchen.

Sitting Room

17' 10" x 12' 8" (5.44m x 3.86m)

UPVC window to front. Radiator. Electric coal effect fireplace. Opening to dining room.

Dining Room

9' 7" x 11' 5" (2.92m x 3.48m)

UPVC window to rear. Radiator. Door to kitchen.

Kitchen

16' 7" x 9' 4" (5.05m x 2.84m)

UPVC window to rear. Down lighting. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset gas hob with eye level oven and grill. Space for washing machine. Built in fridge. Radiator. Breakfast bar area. Doors to cloakroom/WC, utility and garage and UPVC door to rear garden. Wall mounted Worcester gas combination boiler providing the central heating and hot water. Space for freezer. Partially tiled walls.

Cloakroom/WC

4' 1" x 5' 11" (1.24m x 1.80m)

Radiator. Low level WC. Pedestal wash hand basin with mixer tap. Down lighting.

Utility

3' 0" x 5' 11" (0.91m x 1.80m)

Sky light. Space for white goods.

FIRST FLOOR

Landing

Doors to bedrooms and shower room. Loft access. UPVC window to side.





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GARDEN

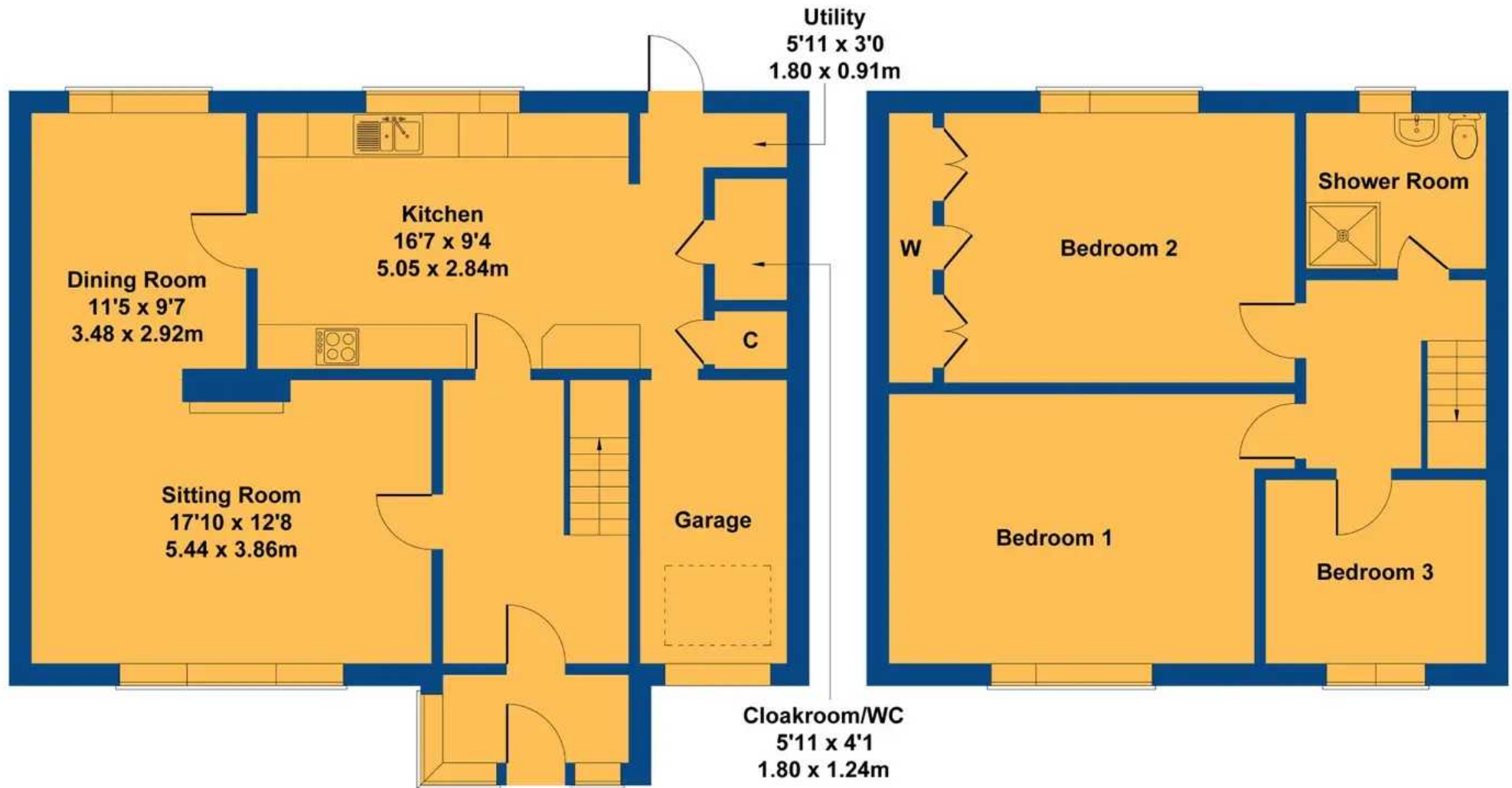
Front: a low maintenance garden with driveway and parking area for 2 cars. Rear garden: a private enclosed garden with paved area for table and chairs etc. Low maintenance with mature shrubs etc. Gate to side from the front garden. Garage: 9.08'x16.07' Power and lighting.





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Approximate Gross Internal Area
1518 sq ft - 141 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.