







## 13 Tennyson Way

Llantwit Major, Llantwit Major

Situated in a quiet close lies this extended detached family home, on one of the most popular mature developments in Llantwit Major within easy reach...

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- EXTENDED DETACHED HOME.
- LOG BURNER. NEW CONSERVATORY. EPC D62.
- 4 BEDS. 3 RECPS. EN-SUITE.
- CLOAKROOM/WC. GARAGE.
- DRIVEWAY. QUIET LOCATION.
- SUPERB FAMILY LIVING SPACE.





## GROUND FLOOR

### Entrance Hallway

UPVC opaque glazed front entrance door. Ceramic floor tiles. Doors to sitting room and cloakroom/WC.

### Cloakroom/WC

UPVC opaque window to front. Low level WC. Radiator. Corner wash hand basin. Ceramic floor tiles.

### Sitting Room

Dimensions: 16' 5" x 13' 3" (5.00m x 4.04m). UPVC window to front. Radiators. Stairs to first floor. Fireplace with log burner. Door to dining room.

### Dining Room

Dimensions: 12' 10" x 9' 11" (3.91m x 3.02m). Radiators. Opening to reception room 3 and rear hallway.

### Reception Room 3

Dimensions: 9' 7" x 13' 1" (2.92m x 3.98m). Radiator. Velux to rear. Wood effect flooring. Patio doors to conservatory.

### Conservatory

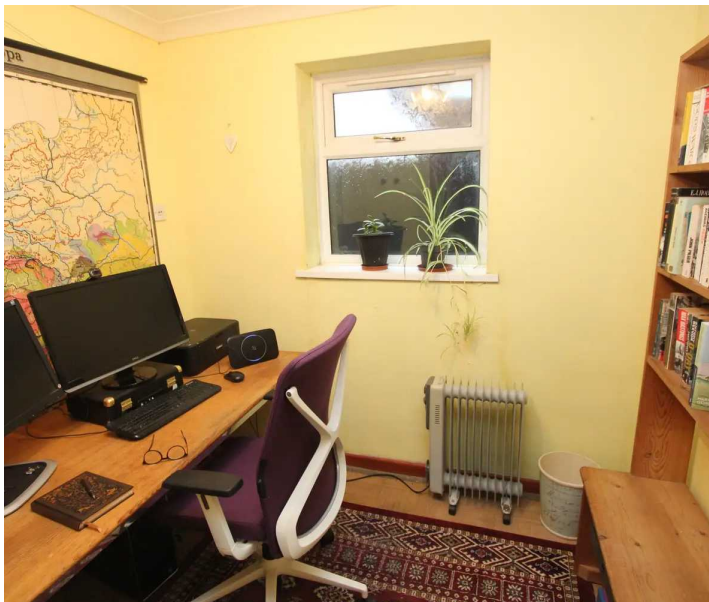
Dimensions: 10' 11" x 12' 8" (3.32m x 3.86m). UPVC French doors to rear. Radiator. Wood effect flooring.

### Rear Hallway

Glazed doors to study and utility room. Under stairs cupboard. Ceramic floor tiles.

### Study

Dimensions: 8' 8" x 8' 0" (2.64m x 2.44m). UPVC window to side. Radiator.







### Utility Room

Dimensions: 12' 4" x 4' 1" (3.76m x 1.24m). Radiator. Ceramic floor tiles. Space for white goods. Work surface and eye level cupboards. Opening to kitchen.

### FIRST FLOOR

#### Landing

Loft access. Airing cupboard with hot water tank. Doors to bedrooms and family bathroom.

#### Family Bathroom

Dimensions: 8' 3" x 5' 7" (2.51m x 1.70m). UPVC opaque window to rear. Panelled bath with mixer tap. Vertical radiator. Ceramic wall tiles. Vinyl floor covering. Low level WC. Wash hand basin with mixer tap.

#### Bedroom One

Dimensions: 9' 10" x 9' 11" (2.99m x 3.02m). UPVC window to rear. Radiator. Wood effect flooring. Door to en-suite shower. Built in wardrobe.

#### En-suite Shower

Dimensions: 6' 9" x 5' 7" (2.06m x 1.70m). UPVC opaque window to rear. Low level WC. Radiator. Wash hand basin. Ceramic floor tiles. Vinyl floor covering. Shower enclosure with electric mixer shower over.

#### Bedroom Two

Dimensions: 9' 6" x 12' 0" (2.89m x 3.65m). UPVC window to front. Radiator. Wood effect flooring.

#### Bedroom Three

Dimensions: 13' 5" x 8' 2" (4.09m x 2.49m). Velux to rear. radiator. Built in storage in eaves. Built in wardrobe. Wood effect flooring.

#### Bedroom Four

Dimensions: 9' 1" x 7' 1" (2.77m x 2.16m). UPVC window to front. radiator. Over stairs storage.





## OUTSIDE

### Front

Double driveway. Open plan garden laid to lawn.

### Garage

Dimensions: 8' 4" x 17' 11" (2.54m x 5.46m). Power and lighting. Up and over door. Wall mounted gas boiler providing the central heating and hot water.

### Rear Garden

Dimensions: 51' 0" x 37' 0" (15.53m x 11.27m). An enclosed terraced garden with low maintenance areas of decking, paving and block paviour - providing a range of areas for table and chairs and BBQs etc. Water tap. Gate to side. Potting shed. Built in BBQ.







**GARAGE**

Single Garage

Driveway to front.

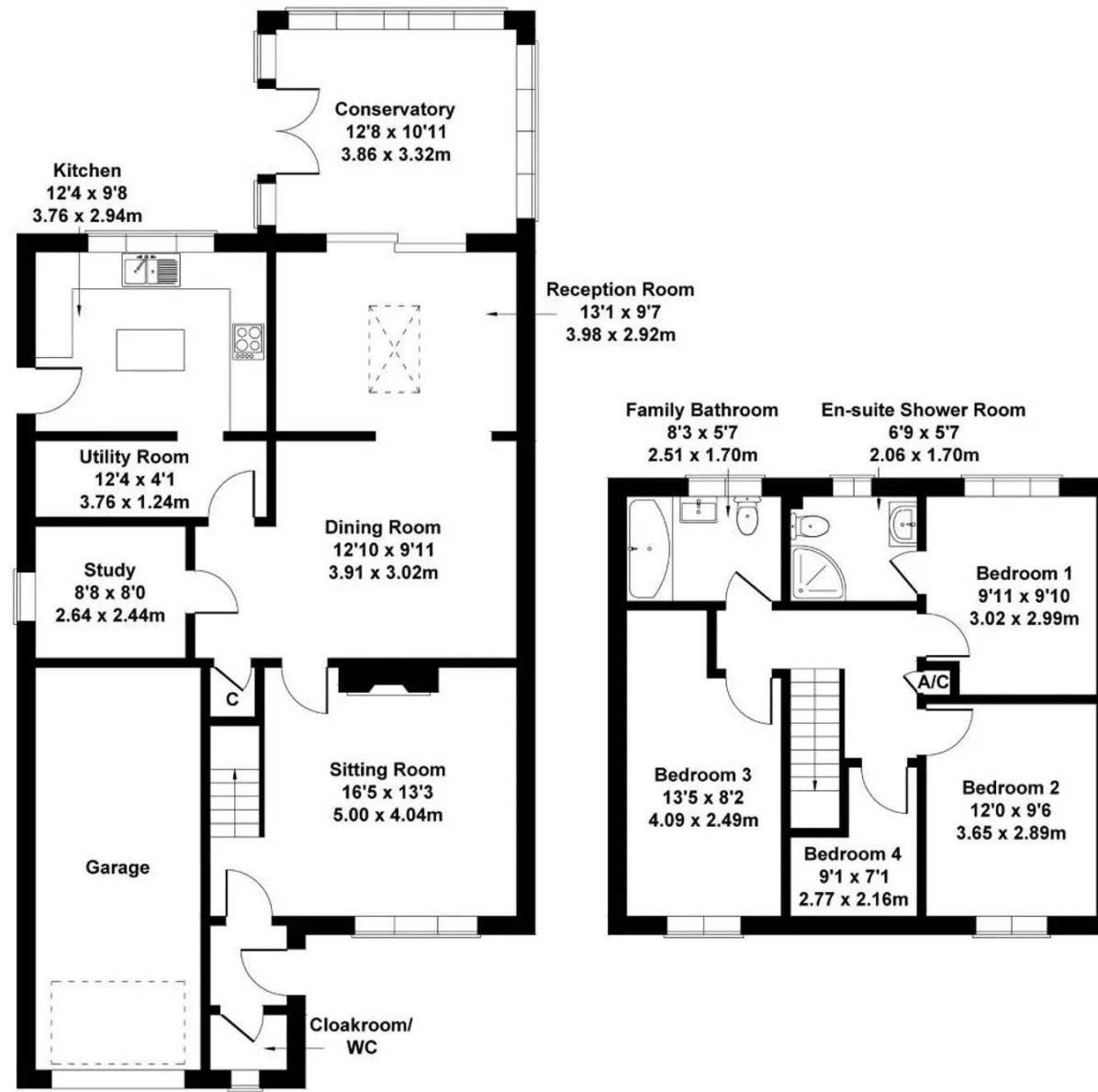






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Approximate Gross Internal Area  
1733 sq ft - 161 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021  
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