

7 Flanders Meadow, Llantwit Major
£425,000



7 Flanders Meadow

Llantwit Major, Llantwit Major

RARELY AVAILABLE in a SOUGHT AFTER LOCATION of Llantwit Major, stands this very well presented impressive DETACHED FAMILY HOME, walking distance from local shops, amenities and schools, and within easy reach of the Heritage Coastline (1 mile). Briefly the property comprises entrance porch, entrance hallway, CLOAKROOM/WC, sitting room, dining room and kitchen to the ground floor. To the first floor are three bedrooms (with superb views of the local countryside from the master bedroom) and a family bathroom. Outside to the front and rear are cottage style gardens which have been lovingly maintained and presented by the current owners. To the rear there is also a DETACHED GARAGE with DRIVEWAY for two cars. The property has been lovingly renovated throughout and enjoys gas central heating with a COMBINATION BOILER, quartz work tops in the kitchen, period style radiators, ceramic floor and wall tiles, and UPVC WINDOWS AND DOORS. Flanders Meadow is a truly superb location on the mature and well respected 'Beach Road'. Viewings are highly recommended to fully appreciate the standard of presentation and the location. There is also POTENTIAL TO EXTEND to the right or to the rear of the property if you wished to create even more living space.

Council Tax band: F



- DETACHED FAMILY HOME. EPC C70.
- 3 BEDS. 2 RECPS. CLOAKS/WC.
- GCH COMBI. GARAGE. UPVC.



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Llantwit Major, Llantwit Major

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- DETACHED FAMILY HOME. EPC C70.
- 3 BEDS. 2 RECPS. CLOAKS/WC.
- GCH COMBI. GARAGE. UPVC.
- RARELY AVAILABLE. DRIVEWAY.
- SOUGHT AFTER LOCATION.





GROUND FLOOR

Entrance Porch

UPVC opaque glazed sliding front entrance door.
Sliding door to entrance hallway. Tiled flooring.

Entrance Hallway

Radiator. Stairs to first floor. Ceramic floor tiles. Doors to kitchen and sitting room. Door to cloakroom/WC.

Kitchen

12' 4" x 9' 10" (3.76m x 3.00m)

UPVC window to rear. UPVC opaque door to rear.
Vertical radiator. Ceramic floor tiles. Fully fitted kitchen comprising eye level units base units with drawers and solid quartz work surfaces over. One and a half bowl stainless steel sink with mixer tap. Partially tiled walls. Electric induction hob with oven and hood. Integrated dishwasher, tumble dryer, washing machine, and fridge/freezer. Door to dining room.

Dining Room

10' 8" x 11' 8" (3.25m x 3.56m)

Radiator. Tile effect flooring. UPVC French doors to rear. Opening to sitting room.

Sitting Room

11' 2" x 17' 5" (3.40m x 5.31m)

UPVC window to front. Radiator. Space for electric fire.
Tile effect flooring.

Cloakroom/WC

2' 7" x 5' 4" (0.79m x 1.63m)

UPVC opaque window to side. Radiator. Wash hand basin. Ceramic floor tiles. Low level WC. Partially tiled walls.





FIRST FLOOR

Landing

UPVC window to side. Loft access. Doors to bedrooms and family bathroom.

Family Bathroom

8' 2" x 5' 7" (2.49m x 1.70m)

UPVC opaque window to rear. Low level WC. Roll top bath with mixer taps. Vertical radiator. Ceramic floor tiles and partially tiled walls. Wash hand basin. Shower enclosure with mixer shower. Down lighting.

Bedroom 1

9' 8" x 15' 9" (2.95m x 4.80m)

UPVC window to rear. Radiator.

Bedroom 2

12' 1" x 10' 2" (3.68m x 3.10m)

UPVC window to front. Radiator. Built in wardrobes. Airing cupboard with wall mounted combination boiler providing the central heating and hot water.

Bedroom 3

9' 6" x 10' 2" (2.90m x 3.10m)

UPVC window to front. Radiator. Built in wardrobe. Built in bed. Over stairs cupboard.





GARDEN

Front and side gardens. Mature cottage style, enclosed. partly laid to lawn and gravel/chippings. Area for table and chairs. Gates to rear garden on either side of property.

GARDEN

Rear Garden - and enclosed terraced garden with decking area and area of gravel/stone chippings providing ample areas for table and chairs etc. A mature cottage style garden with borders of shrubs and trees etc. Access to garage. Outside power.

GARAGE

Single Garage

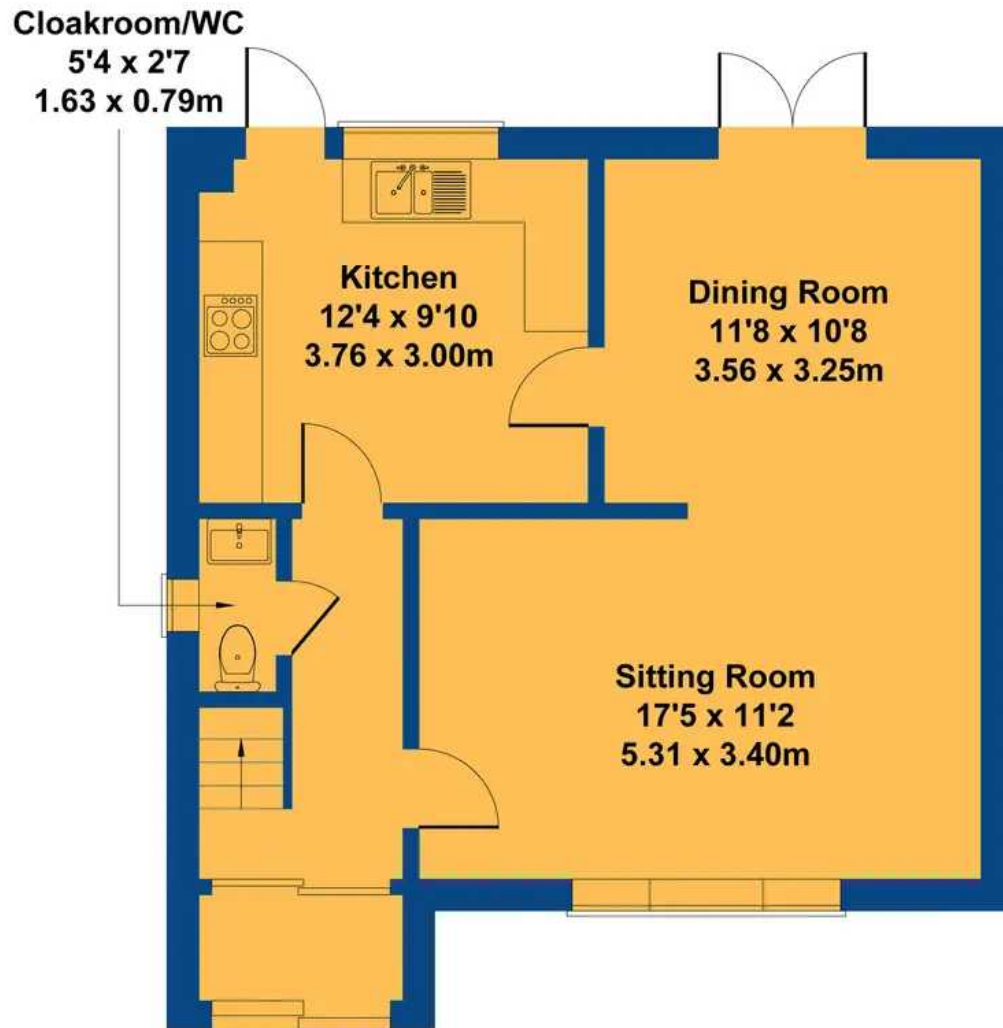
Driveway for two cars outside garage. The owners also park on Colhugh Street (unallocated). Garage has a roller door - located to the left of the pair of garages to the rear of the property, accessed from the Flanders Meadow cul de sac.



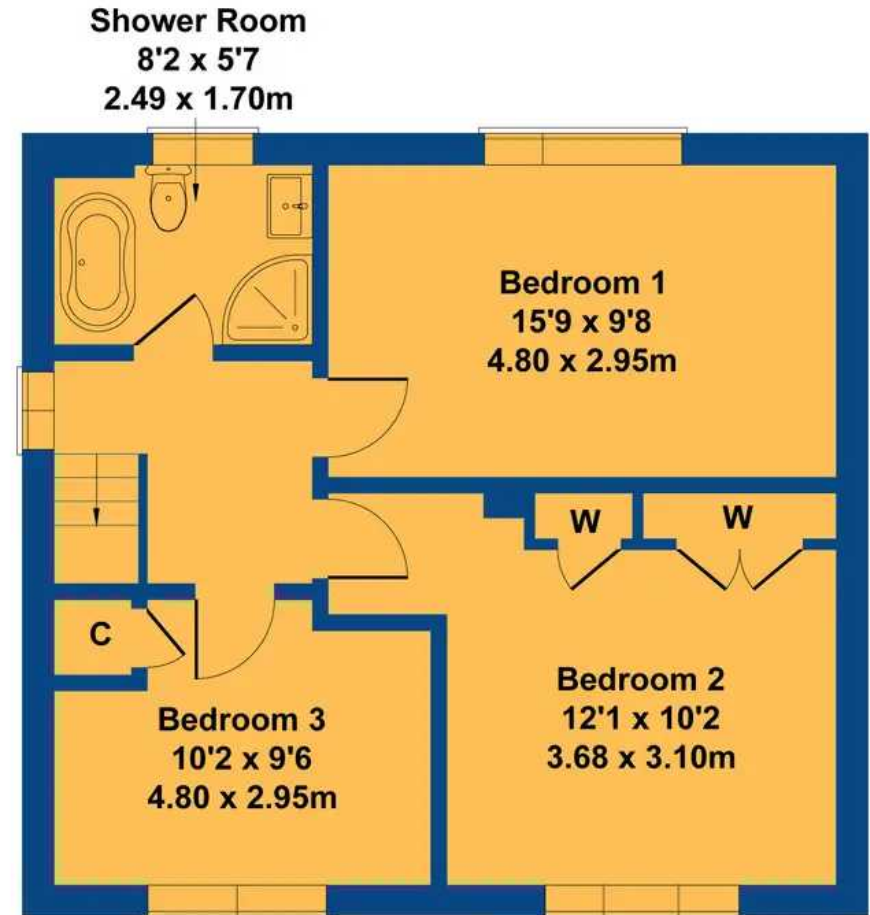


7 Flanders Meadow

Approximate Gross Internal Area
1109 sq ft - 103 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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