

Chris Davies
residential sales & lettings

6 Llanmaes Road, Llantwit Major
£415,000



6 Llanmaes Road

Llantwit Major, Llantwit Major

SUPERB FAMILY LIVING SPACE. Offering FLEXIBLE LIVING ACCOMMODATION with this 2021 NEWBUILD end of link town house with three double bedrooms, 3 bathrooms and a study/further bedroom. Llanmaes Road is located in Llantwit Major, Vale of Glamorgan, a short walk from local shops, amenities, schools and within easy reach of the Heritage Coastline and the beach. Briefly Ty Cadoc, 6 Llanmaes Road comprises to the ground floor; entrance hallway, sitting room, cloakroom/WC and kitchen/diner with utility. To the first floor are two double bedrooms, family bathroom and en-suite. To the second floor is the master bedroom with en-suite and study/bedroom four. Outside to the rear is a level garden with parking for two cars. Such a new build in a central location in Llantwit Major is rarely available offering spacious accommodation with an impressive finish. The property enjoys UPVC windows and bi-fold doors to the rear, window blinds throughout, and a pressurised gas central heating systems. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





6 Llanmaes Road

Llantwit Major, Llantwit Major

- 2021 TOWN HOUSE.
- 4 BEDROOMS. EPC B85.
- 3 BATHROOMS.
- GCH COMBI. UPVC.
- UTILITY. BI FOLD DOORS.
- CLOAKROOM/WC.
- PARKING FOR TWO CARS.





GROUND FLOOR

Entrance Hallway

Dimensions: 14' 0" x 7' 0" (4.26m x 2.13m). Stairs to first floor. Doors to sitting room, cloakroom/WC and kitchen/diner. Radiator. Wood effect flooring. Front entrance door. Under stairs cupboard.

Sitting Room

Dimensions: 10' 11" x 12' 3" (3.32m x 3.73m). Wood effect flooring. UPVC window to front with blinds. Radiator.

Cloakroom/WC

Dimensions: 4' 11" x 4' 7" (1.50m x 1.40m). Low level WC. Wash hand basin with mixer tap. Wood effect flooring.

Kitchen/Diner

Dimensions: 11' 2" x 18' 6" (3.40m x 5.63m). Bi fold doors to rear. Fully fitted kitchen comprising eye level units, base units with drawers and work surfaces over. Ceramic floor tiles. Vertical radiator. Down lighting. Inset one and a half bowl sink with mixer tap. Eye level oven and grill. Induction hob with hood. Breakfast bar. Integrated fridge freezer. Integrated dishwasher. Door to utility room.

Utility

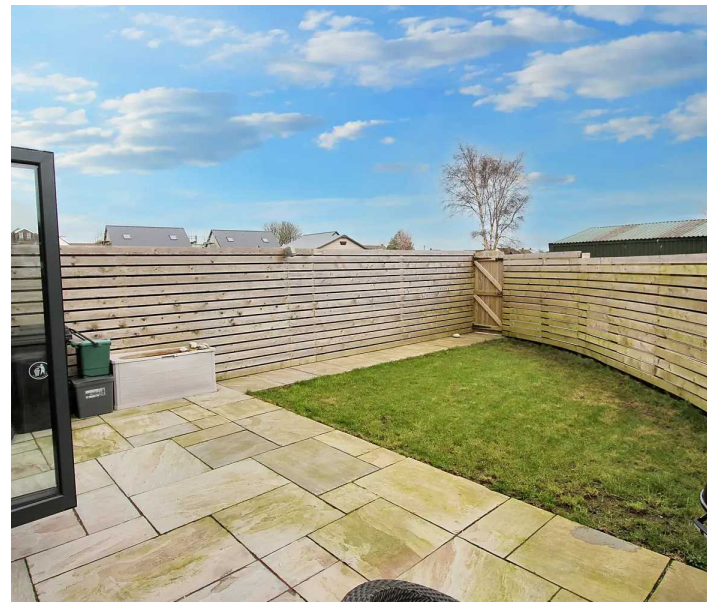
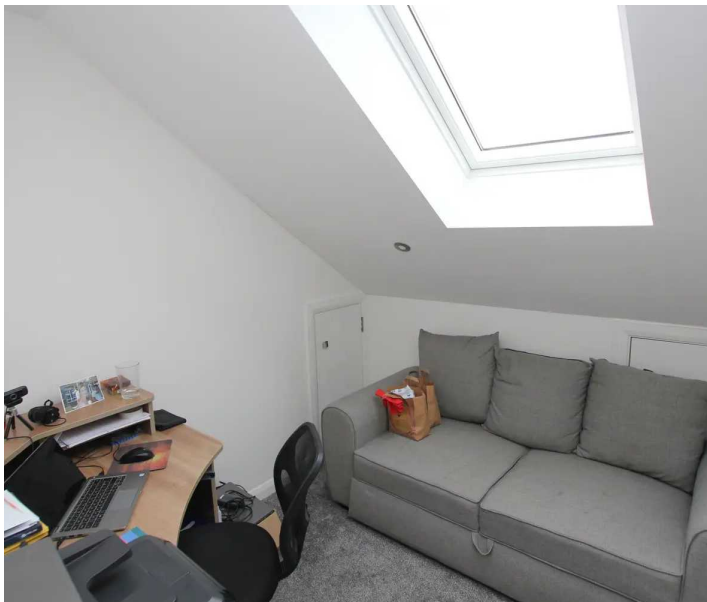
Dimensions: 4' 7" x 5' 11" (1.40m x 1.80m). Stainless steel wash hand basin with mixer tap. Space for washing machine and tumble dryer.

FIRST FLOOR

Landing

Door to bedrooms and family bathroom. UPVC window to front with blinds. Airing cupboard with hot water tank. Stairs to first floor.

Bedroom One Dimensions: 17' 3" x 11' 0" (5.25m x 3.35m). Door to en-suite. Radiator. UPVC window with blinds to front and side.





En-Suite

Dimensions: 3' 3" x 8' 11" (0.99m x 2.72m). Shower enclosure with mixer shower over. Low level WC. Ceramic wall tiles.

Bedroom Two

Dimensions: 12' 0" x 11' 3" (3.65m x 3.43m). UPVC window to rear and side, with blinds. Radiator.

Family Bathroom

Dimensions: 8' 4" x 7' 1" (2.54m x 2.16m). UPVC opaque window to rear with blinds. Panelled bath with mixer shower over. Ceramic floor tiles. Down lighting. Wash hand basin with mixer tap. Vertical radiator.

SECOND FLOOR

Landing

Doors to master bedroom and study/bedroom four.

Master Bedroom

Dimensions: 17' 3" x 14' 4" (5.25m x 4.37m). Glazed door to en-suite. UPVC window with blinds to rear. Radiator.

En-Suite

Dimensions: 6' 8" x 6' 5" (2.03m x 1.95m). Shower enclosure with mixer shower. Radiator. Low level WC. Wash hand basin with mixer tap. Velux to front. Ceramic floor tiles. Down lighting.

Study/Bedroom Four

Dimensions: 8' 11" x 8' 2" (2.72m x 2.49m). Down lighting. Radiator. Velux to rear. Storage in eaves and combination boiler.





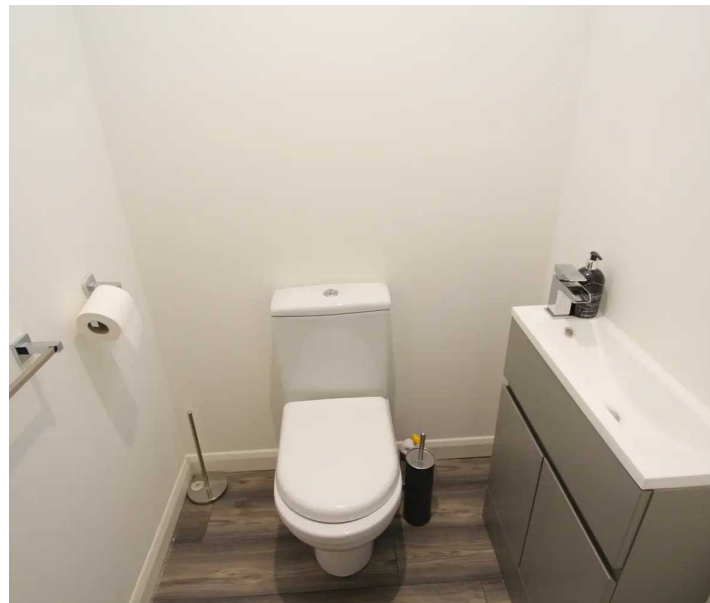
GARDEN

An enclosed garden laid to lawn with Indian sandstone paving. Gate to rear.

OFF STREET

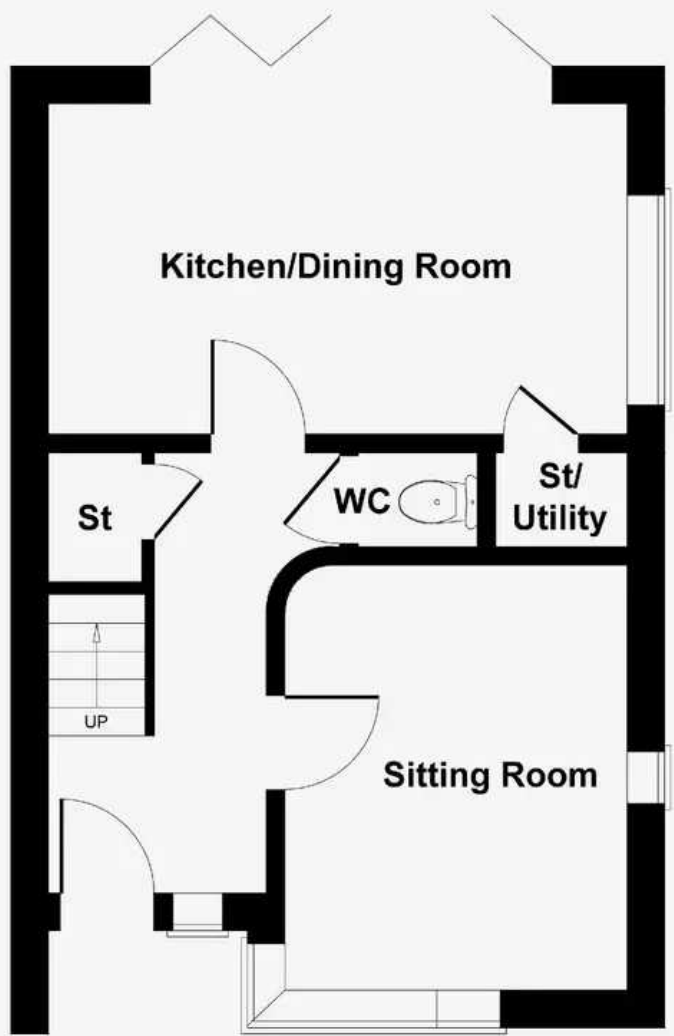
2 Parking Spaces

Parking for two cars to the rear of the property. Secure shed.

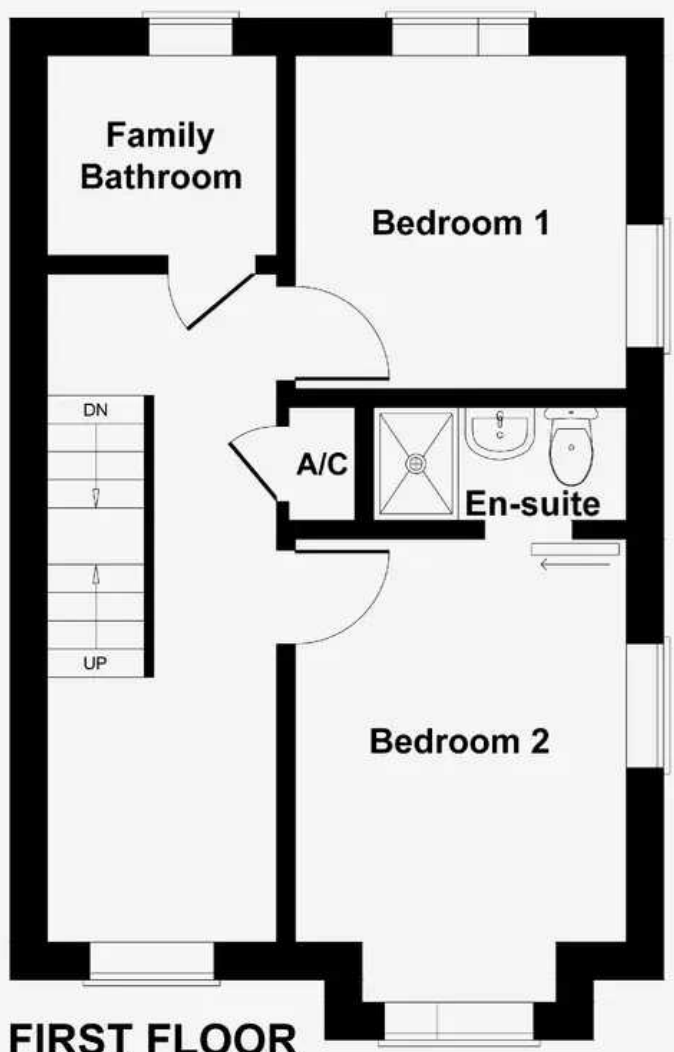




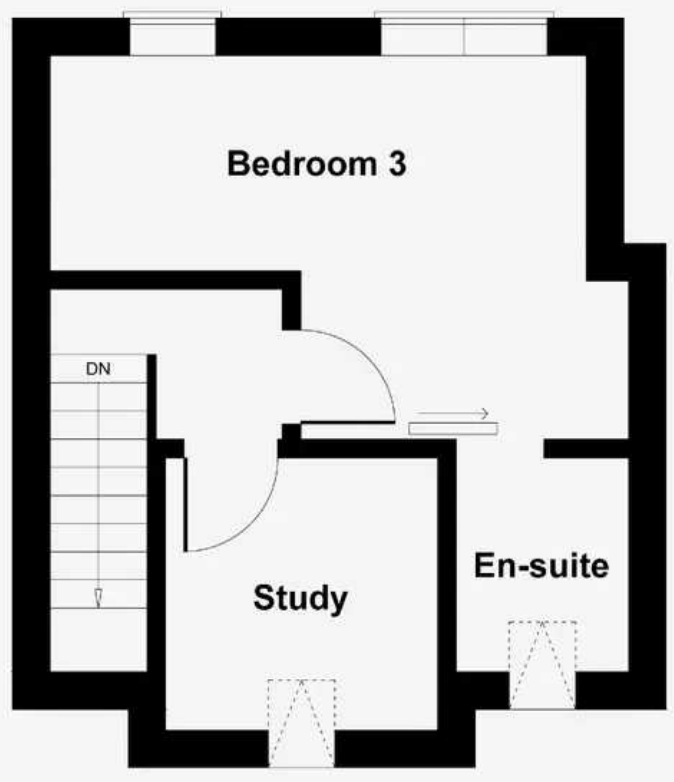
Former Ambulance Site



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2021
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