



Gorse Ridge Ham Lane South, Llantwit Major
£375,000



Gorse Ridge Ham Lane South

Llantwit Major, Llantwit Major

In a SOUGHT AFTER MATURE LOCATION in 'south' Llantwit Major, lies this DETACHED DORMER BUNGALOW. The property is walking distance from local shops, amenities and schools etc and approximately a mile from the Heritage Coastline and beach. Briefly the property comprises entrance hallway, sitting room, dining room, two bedrooms and a shower room to the ground floor. To the first floor there are a further two bedroom. Outside to the front is an enclosed garden with DRIVEWAY providing ample parking leading to the DETACHED GARAGE. To the rear there is a private SOUTHERLY GARDEN. The property enjoys gas central heating with a COMBINATION BOILER, UPVC windows and doors, and bi-fold doors to the rear garden. Viewings are recommended to fully appreciate the space, and superb location. Council Tax band: F Tenure: Freehold



EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

- DETACHED DORMER BUNGALOW.
- 4 BEDROOMS. EPC D65.
- 2 RECPTIONS. GARAGE.
- DRIVEWAY. GCH COMBI.
- SOUTHERLY REAR GARDEN.
- SOUGHT AFTER LOCATION.
- RARELY AVAILABLE.



GROUND FLOOR

Entrance Hallway

Doors to bedrooms, (opening to) dining room, sitting room, shower room and kitchen. Radiator. Wood effect flooring. Stairs to first floor. Storage cupboard.

Dining Room

9' 5" x 12' 11" (2.87m x 3.94m)
UPVC window to side. Radiator.

Bedroom 1

12' 11" x 12' 1" (3.94m x 3.68m)
UPVC window to front. Wood effect flooring. Radiator.

Sitting Room

17' 5" x 13' 3" (5.31m x 4.04m)
UPVC bi fold door to rear. Parquet flooring. Radiator.

Kitchen

11' 5" x 11' 3" (3.48m x 3.43m)
UPVC window to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Wall mounted combination boiler providing the central heating and hot water. Inset one and a half bowl sink with mixer tap. electric hob and oven with hood over. (plumbing in place for washing machine and dishwasher under the sink area - currently washing machine is located in garage). Down lighting. Integrated fridge and freezer.

Shower Room

6' 4" x 5' 4" (1.93m x 1.63m)
UPVC opaque window to side. Low level WC. Pedestal wash hand basin. radiator. Shower enclosure with electric mixer shower. Radiator. Partially tiled walls.

Bedroom 2

10' 2" x 8' 0" (3.10m x 2.44m)
UPVC window to front. Radiator. Wood effect flooring.





FIRST FLOOR

Landing

Door to bedrooms.

Bedroom 3

15' 4" x 12' 9" (4.67m x 3.89m)

UPVC window to rear. radiator. Built in wardrobe.

Bedroom 4

9' 11" x 12' 6" (3.02m x 3.81m)

UPVC window to rear. Radiator.





GARDEN

Front - garden laid to lawn with mature shrubs etc.
Rear Garden - enclosed southerly garden laid to lawn.
electric point. Gate to side.

Garage

Detached garage. With WC to rear. Driveway
providing off road parking space.





Gorse Ridge

Approximate Gross Internal Area
1432 sq ft - 133 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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