







## 26 Groeswen

Llantwit Major, Llantwit Major

Originally the show home for the site, rarely available stands this detached family home located in a sought after position of St Illtuds Fields, Llantwit Major - within easy reach of local shops, amenities, schools and the Heritage Coastline and beach. Briefly the accommodation comprises entrance hallway, sitting room, cloakroom/WC, kitchen/diner, and utility room to the ground floor. The first floor offers four bedrooms, replacement 2023 family bathroom and an EN-SUITE shower room to the master bedroom. Outside there is a mature garden, driveway and a GARAGE (with power and heating) to the front and side, with side access to the mature sunny garden to the rear. The property enjoys double glazed windows and doors, and gas central heating with a 2021 boiler (serviced 12/9/24). 26 Groeswen lies in a well regarded small development along with other similar detached houses and has potential to extend subject to the usual consents. Council Tax band: F Tenure: Freehold EPC Energy Efficiency Rating: EPC Environmental Impact Rating: C71.

- DETACHED FAMILY HOME.
- 4 BEDROOMS. 2 BATHROOMS.
- KITCHEN/DINER.
- DRIVEWAY. GARAGE.
- SOUGHT AFTER LOCATION.
- EPC C71.







## GROUND FLOOR

### Entrance Hallway

Stairs to first floor. Under stairs cupboard. Doors to cloakroom/WC, kitchen/diner and sitting room.

### Sitting Room

13' 0" x 14' 10" (3.96m x 4.52m)

UPVC bay window to front and side. Radiators.

Fireplace with gas coal effect fire.

### Cloakroom/WC

UPVC opaque window to front. Low level WC. Wash hand basin with mixer tap. Radiator.

### Kitchen

22' 10" x 9' 11" (6.96m x 3.02m)

Radiators. UPVC French doors to rear. Ceramic floor tiles. Space for dining room table and chairs. Opening to utility room. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl stainless steel sink. Space for white goods. Inset gas hob with oven and grill and hood. Partially tiled walls.

### Utility Room

5' 1" x 6' 3" (1.55m x 1.91m)

UPVC glazed door to side. Ceramic floor tiles. Work surface and units for storage etc. Space for white goods. Wall mounted 2021 gas boiler providing the central heating. Radiator.





## FIRST FLOOR

### Landing

Loft access (boarded and pull down ladder). | Doors to bedrooms and bathroom. UPVC window to front. Radiator.

### Bedroom 1

11' 6" x 11' 11" (3.51m x 3.63m)

UPVC window to front. Built in wardrobe. Door to en-suite.

### En-suite

6' 1" x 6' 3" (1.85m x 1.91m)

UPVC opaque window to side. Low level WC. Wash hand basin with mixer tap. Shower enclosure with power shower. Partially tiled walls. Radiator.

### Bedroom 2

9' 3" x 10' 2" (2.82m x 3.10m)

UPVC window to rear. Radiator. Airing cupboard with hot water tank.

### Bedroom 3

9' 5" x 6' 8" (2.87m x 2.03m)

UPVC window to rear. Radiator. Built in wardrobe.

### Bedroom 4

7' 11" x 6' 7" (2.41m x 2.01m)

UPVC window to front. Radiator.

### Family Bathroom

5' 8" x 6' 4" (1.73m x 1.93m)

UPVC opaque window to rear. Low level WC. Panelled bath with power shower over. Wash hand basin with mixer tap. Ceramic floor and wall tiles. Vertical radiator. Built in shelving.







## **GARDEN**

Front Garden - open plan garden laid to lawn, with mature trees, shrubs etc. Area to side of property also offering increased privacy etc. Gate to side providing access to rear garden. Rear Garden - enclosed, sunny garden laid to lawn, with mature trees and shrubs etc. Paved area providing space for table and chairs etc.

## **GARAGE**

Single Garage

Garage has 2 x radiators, 3 x double electrical sockets and lighting

## **OFF STREET**

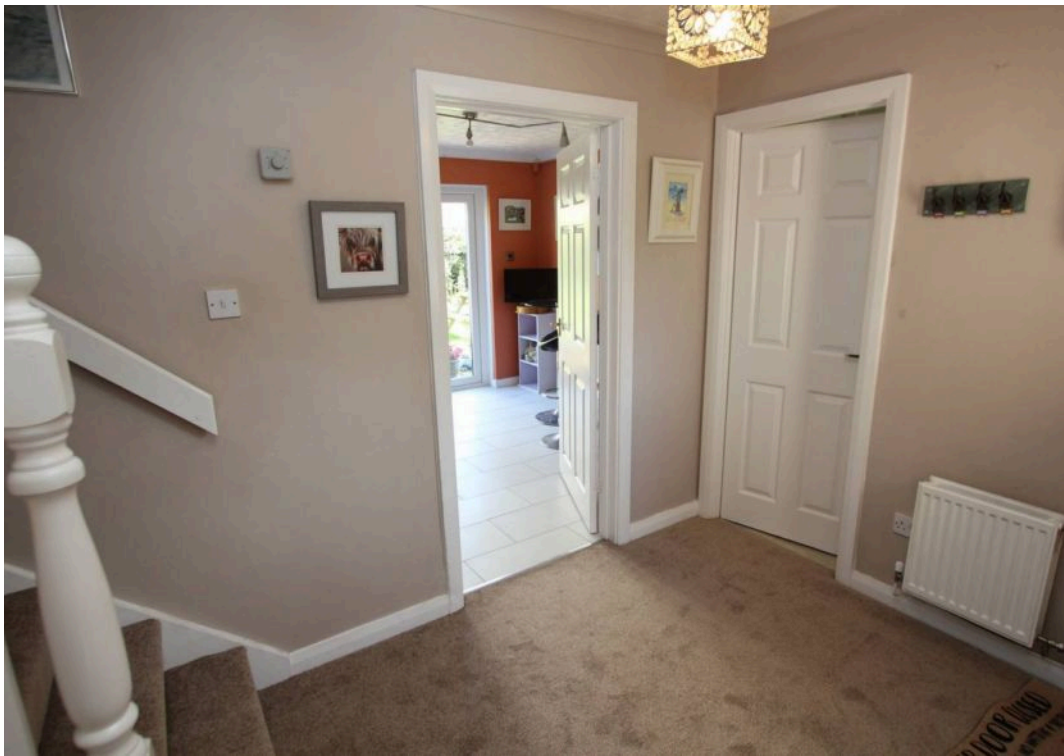
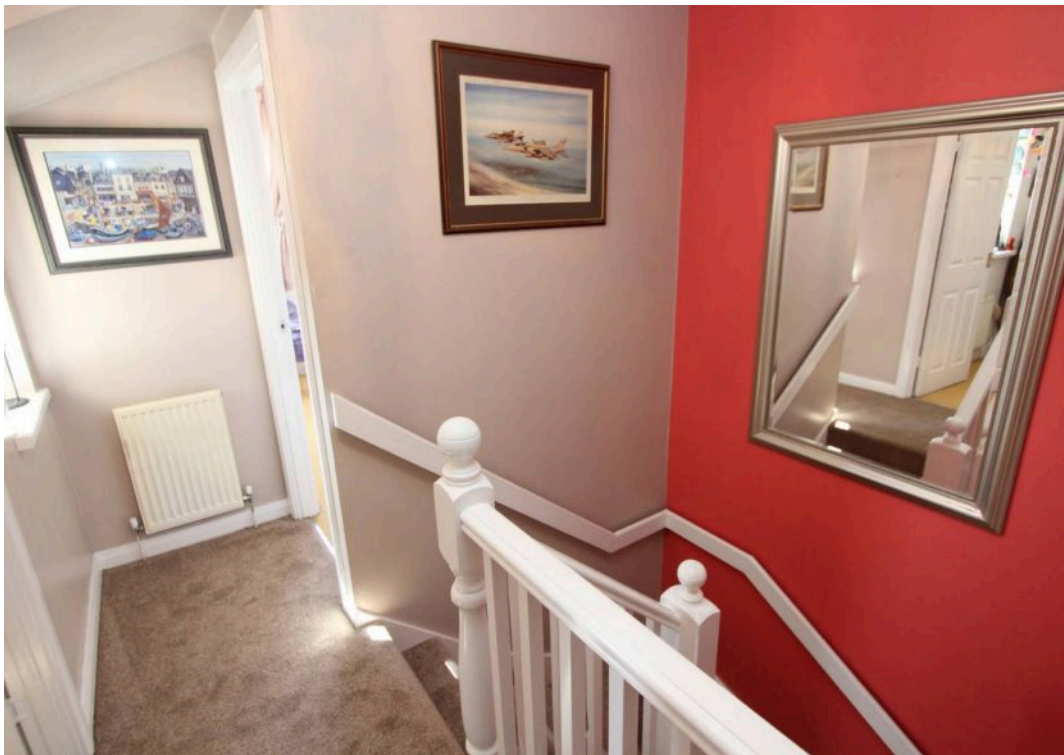
## **DRIVEWAY**

2 Parking Spaces

Driveway provides space for 2+ cars.

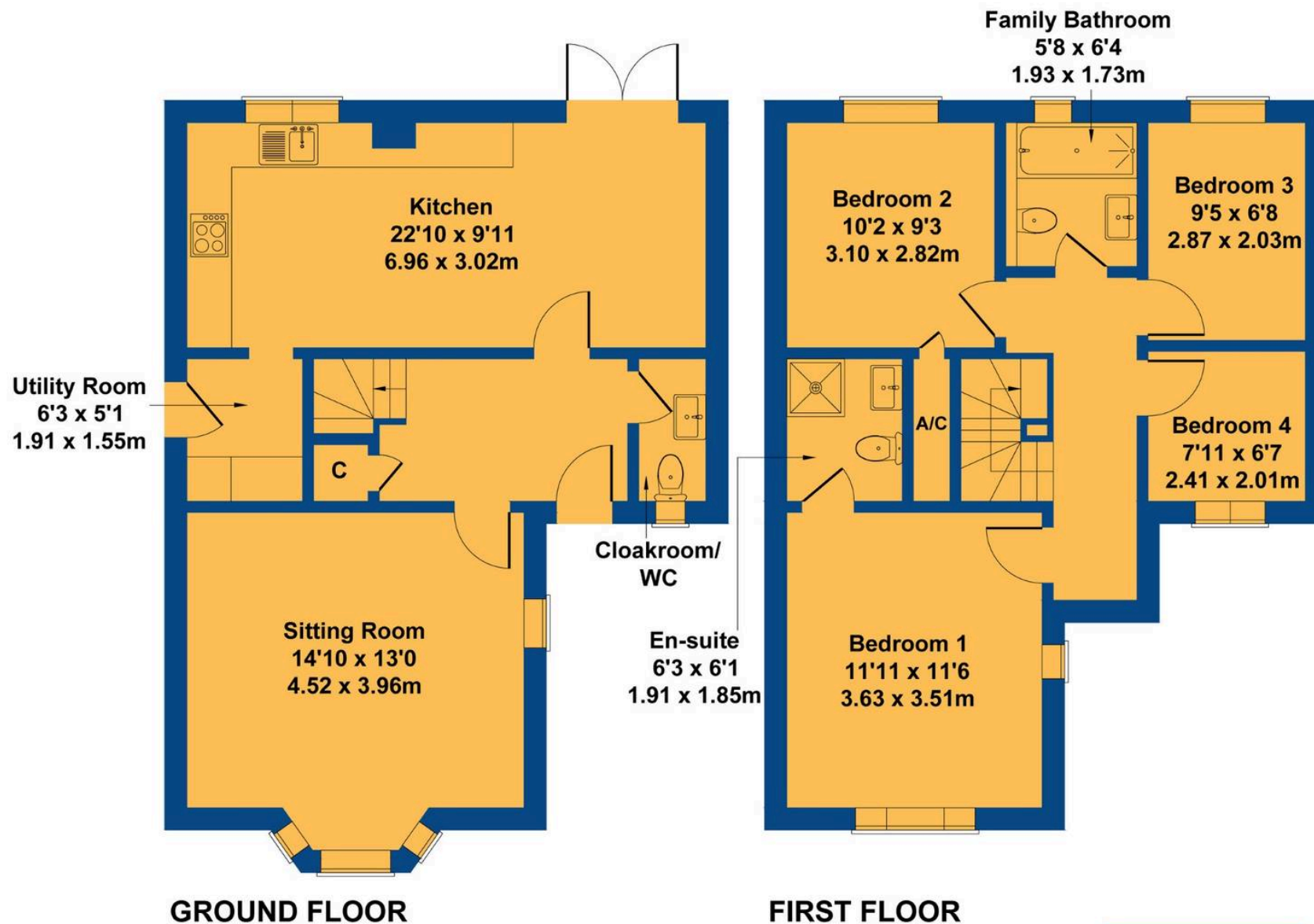






# 26 Groeswen

Approximate Gross Internal Area  
1141 sq ft - 106 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

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