





Bromley House Station Road

Llantwit Major, Llantwit Major

A rare opportunity to acquire a detached period family home in a central town location of Llantwit Major, with an impressive rear garden and potential to modernise and improve. With no forward chain, Bromley House comprises entrance porch and hallway, sitting room, dining room, cloakroom/WC, kitchen and utility room to the ground floor. To the first floor are three bedrooms and a shower room. Outside to the front is a garden with driveway and garage. To the rear is a superb private garden with mature trees etc. The property enjoys gas central heating with a combination boiler, and UPVC windows and doors. Viewings are highly recommended to fully appreciate the potential the property offers, spacious accommodation and gardens. The property is currently unregistered (an application process was started in January 2024). The property is within very easy reach of local shops, schools and amenities and the Heritage coastline and beaches. Llantwit Major is easy access to Cardiff and the M4, and has train and bus stations. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Bromley House Station Road

Llantwit Major, Llantwit Major

- DETACHED FAMILY HOME.
- 3 DOUBLE BEDROOMS.
- NO FORWARD CHAIN.
- GCH COMBI. UPVC. UTILITY.
- 2 RECEPTION ROOMS.
- GARAGE. DRIVEWAY.
- CENTRAL TOWN LOCATION.





Entrance Porch

UPVC front entrance door. Glazed door to entrance hallway.

Entrance Hallway

Radiator. Stairs to first floor. UPVC window to front. Wood flooring. Doors to sitting and dining room.

Sitting Room 13.09' x 22.02'

UPVC bay window to front. Radiators. UPVC windows to front. Coal effect gas fire with fireplace surround.

Dining Room 15.02' x 7.09'

Radiator. Opening to kitchen. Doors to cloakroom/WC and under stairs storage area.

Cloakroom/WC.

Low level WC. Corner wash hand basin. UPVC opaque window to side.

Kitchen

16' 0" x 8' 1" (4.88m x 2.46m)

UPVC windows to rear. UPVC opaque glazed door to rear. Radiator. Wood effect flooring. Fully fitted kitchen comprising eye level units base units with work surfaces over. Inset gas hob. Gas oven and grill. Inset one and a half bowl stainless steel sink with mixer tap. Radiator. Space for fridge. UPVC glazed door to rear. Opening to utility room.



Utility Room

4' 8" x 11' 3" (1.42m x 3.43m)

Wall mounted British Gas combination boiler providing the central heating and hot water. Space for white goods. UPVC window to rear.



FIRST FLOOR

Landing

Loft access. Doors to bedrooms and shower room.

Shower Room

4' 1" x 10' 1" (1.24m x 3.07m)

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

Bedroom 1

13' 4" x 10' 4" (4.06m x 3.15m)

UPVC bay window to front. Radiator. Built in wardrobe.

Bedroom 2

11' 5" x 10' 11" (3.48m x 3.33m)

UPVC window to front. Radiator. Built in wardrobe.

Bedroom 3

10' 11" x 7' 11" (3.33m x 2.41m)

UPVC window to rear. Radiator. Built in wardrobe/linen cupboard with vertical radiator.





GARDEN

Front garden - laid to lawn. Rear garden - an impressive long enclosed garden, with paved area, laid to lawn, southerly, greenhouse, mature shrubs and trees etc. Side access from front.

GARAGE

Single Garage

Garage with up and over door, for one car. Storage area to the rear.

DRIVEWAY

1 Parking Space

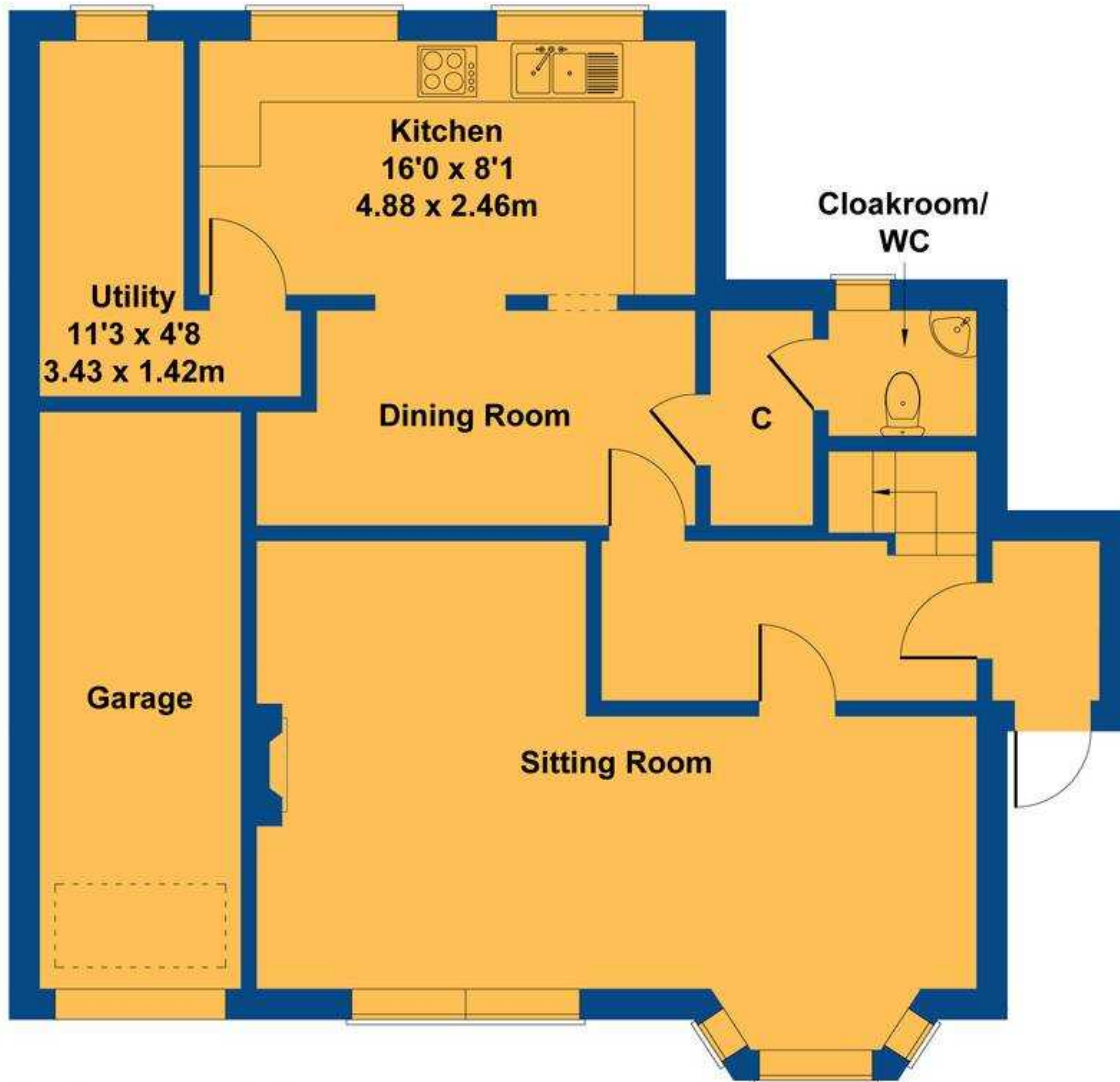
Driveway with driveway gates and parking in front of garage for one car.



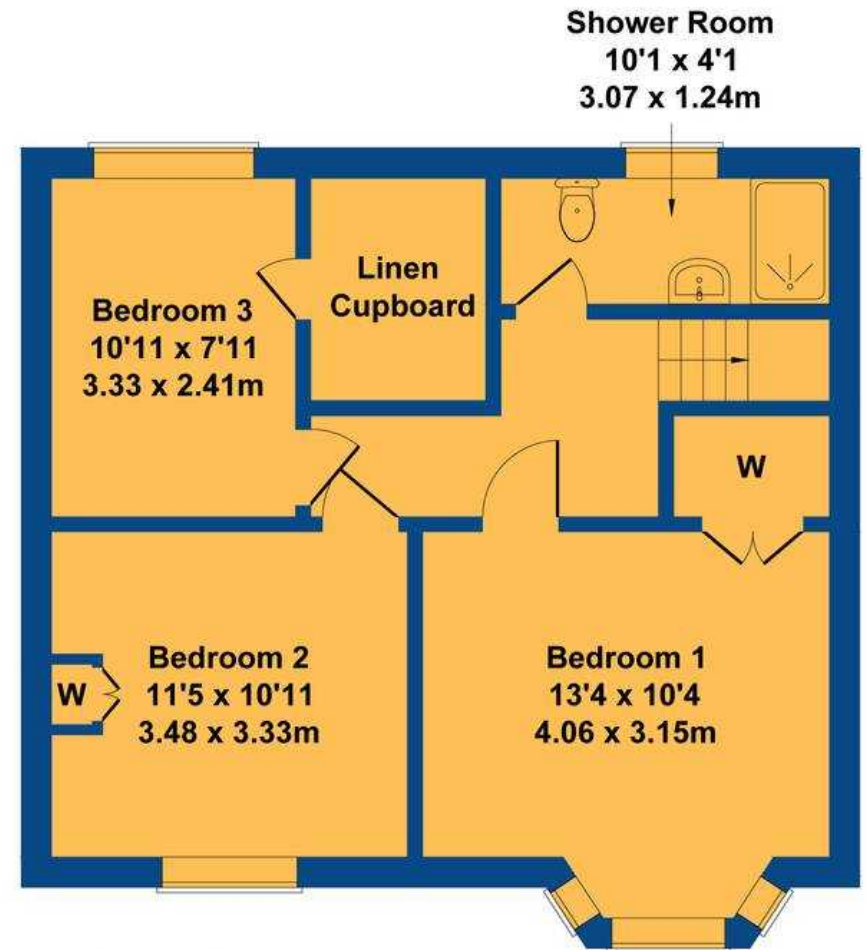


Bromley House

Approximate Gross Internal Area
1442 sq ft - 134 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.