

Trevellian Ham Lane South, Llantwit Major
£585,000



Trevellian Ham Lane South

Llantwit Major, Llantwit Major

This superb detached family home offers deceptively spacious accommodation and flexible living, and lies in a well regarded sought after location to the south of Llantwit Majors shops schools and amenities and within walking distance of the Heritage Coastline and local beach. The well presented property comprises entrance hallway, sitting room, reception room 2, dining room, kitchen, utility, family bathroom, bedroom 2 with en-suite, and study/bedroom 4. To the first floor is the master bedroom with en-suite and bedroom 3. The self contained annex provides two double bedrooms, kitchen and sitting/dining room, and shower room. This provides a successful holiday let business, but can be used for family living etc. Outside, there are sunny gardens to the front and rear, with a driveway and garage. The property enjoys gas central heating with a combination boiler, UPVC windows and doors, electric smoke alarm system installed 2023, and modern fuse boards and electrical tests undertaken in 2022. Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: C EPC Environmental Impact Rating: C





Trevellian Ham Lane South

Llantwit Major, Llantwit Major

- DETACHED FAMILY HOME.
- 4 BEDROOMS. 3 RECEPTIONS.
- 2 BED 1 RECEPTION ANNEX.
- EPC C74. UTILITY. EN-SUITS.
- SOUGHT AFTER LOCATION.
- VERY WELL PRESENTED.
- GARAGE. DRIVEWAY.





GROUND FLOOR

Entrance Hallway

Radiator. front entrance door. Parquet flooring. Under stairs storage. Doors to ground floor rooms.

Sitting Room

18' 4" x 13' 3" (5.59m x 4.04m)

Bay window to front overlooking garden. Light spacious room with parquet flooring and log burner with mantle.

Reception Room 2

15' 1" x 13' 4" (4.60m x 4.06m)

Bay window to front. Parquet flooring. Log burner. Radiator.

Kitchen

16' 11" x 8' 2" (5.16m x 2.49m)

Fully fitted Wren kitchen comprising eye level units base units with drawers and white sparkle gloss square edge work surfaces over and matching breakfast bar. Corner larder unit. 4 ring gas hob. Cooker hood. Electric oven. Sink and drainer. Integrated dish washer. UPVC windows to side and rear. Door to utility room.

Utility Room

10' 4" x 8' 1" (3.15m x 2.46m)

Covered access from kitchen. UPVC windows to front. Sink and drainer. Space for washing machine and dryer. Wall mounted combination Worcester boiler providing the central heating and hot water.

Dining Room

12' 9" x 11' 4" (3.89m x 3.45m)

Parquet flooring. Large UPVC window to rear overlooking the garden. Radiator.





Family Bathroom

Replacement suite comprising shower enclosure, bath and low level WC. Wash hand basin. Cabinet. Ceramic tiled walls and floors. Radiator. Opaque window to side.

Bedroom 2

Spacious bedroom with do to en-suite shower room. Large UPVC window to rear overlooking the garden. Radiators.

En-Suite

Ceramic tiles. Walk in shower enclosure with 'Raindance' mixer shower and attachment. Wash hand basin with cabinet. WC. Opaque window to rear. Vertical radiator. Down lighting.

Study/Bedroom 4 9' 9" x 8' 6" (2.97m x 2.59m)

Window to side. Under stairs storage. Radiator.

FIRST FLOOR

Landing Storage. Velux. Door to bedroom.

Bedroom 1 19' 7" x 15' 8" (5.97m x 4.78m)

UPVC window to front opening to a Juliette balcony. Wood flooring. Radiators. door to en-suite. WC.

En-Suite Velux. Wash hand basin. Cabinet. WC.

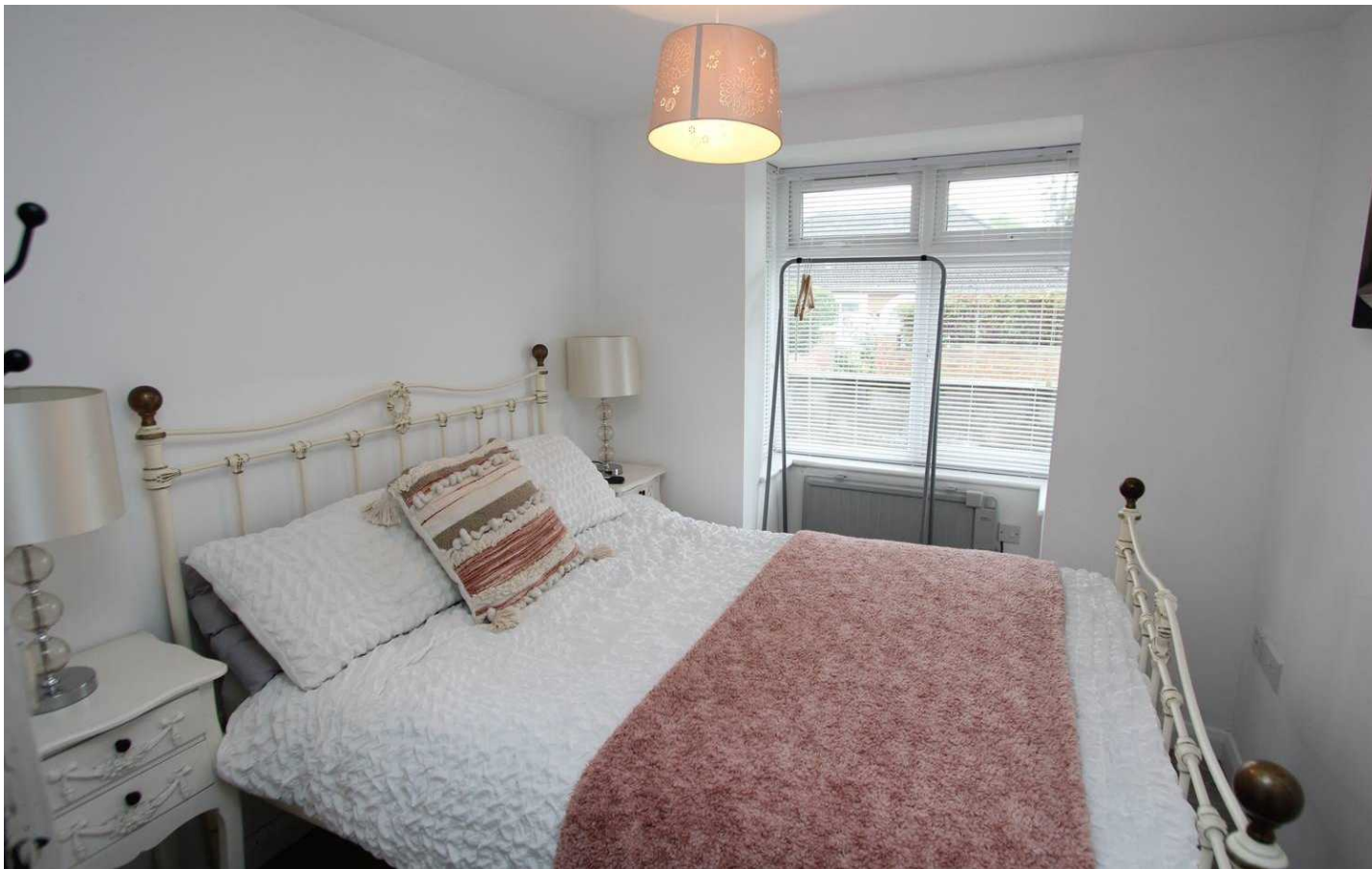
Bedroom 3 12' 8" x 9' 1" (3.86m x 2.77m)

UPVC window to rear. Radiator.

ANNEXE

The lodge is fully self contained. Currently used as a successful holiday let. But also can be used for independent living for a family member. UPVC front door from High Meadow. Open plan living space comprising; bay window, kitchen, sitting room and dining area. Shower room. double bedroom to ground floor. Mezzanine bedroom. Electric heating.





GARDEN

Front garden - laid to lawn and enclosed. Sunny south facing aspect. Rear Garden - private and sunny. Patio area. Hot tub by separate negotiation. Laid to lawn. Mature trees etc. Pergola. Lean to shed. Log store. Door to garage. Door to annex.

GARAGE

DRIVEWAY

3 Parking Spaces

Room for 2-3 cars on the main driveway.

SECURE GATED

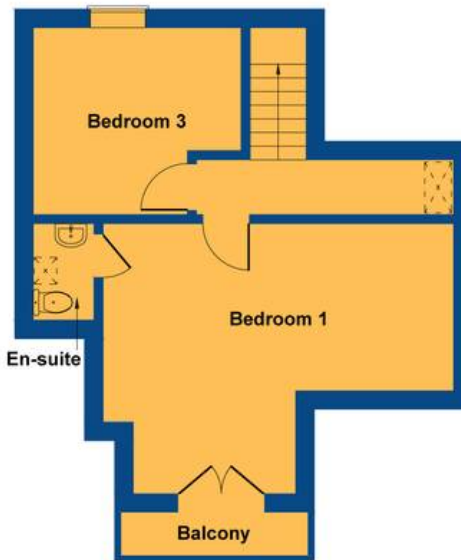




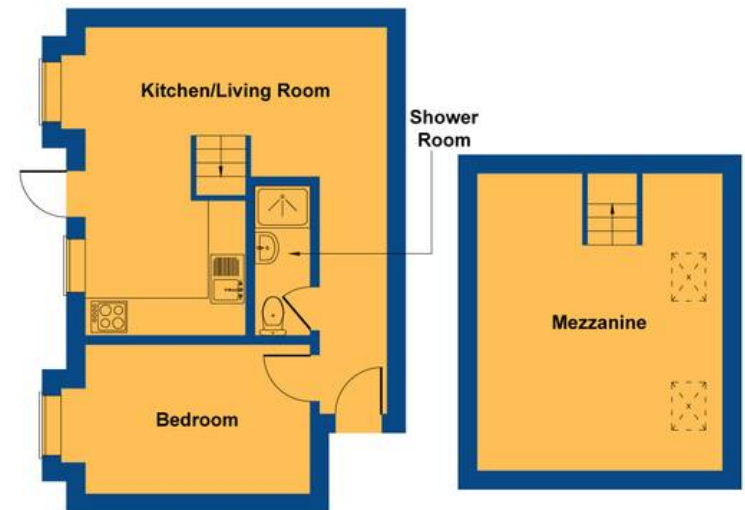
Trevellian



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

MEZZANINE

Not to Scale. Produced by The Plan Portal 2024
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