







## 6 Highmeadow

Llantwit Major, Llantwit Major

Excellent plot with this extended and much improved semi detached dormer home located in a well regarded quiet location of Llantwit Major with views of the Heritage Coastline and countryside from the first floor. Briefly the property comprises entrance hallway, sitting room, and KITCHEN/DINER with solid Walnut worktops, conservatory, utility and cloakroom/WC to the ground floor. To the first floor there are two double bedrooms and bathroom with separate shower. Outside to the front is an impressive driveway providing ample parking leading to the GARAGE and enclosed private garden to the rear. The property has been FULLY RENOVATED and enjoys replacement UPVC windows, FRENCH DOORS from the kitchen/diner and conservatory, and a combination boiler providing the central heating and hot water. Viewings are recommended to fully appreciate the standard throughout and the position/views, located within walking distance of local shops and amenities, schools, leisure centre, beaches and train station. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







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Llantwit Major, Llantwit Major

- EXTENDED SEMI DETACHED HOME.
- 2 DOUBLE BEDROOMS.
- GCH COMBI. CLOAKROOM/WC.
- REPLACEMENT UPVC WINDOWS.
- UTILITY ROOM. EPC D55.
- DRIVEWAY. GARAGE.
- CONSERVATORY.
- EXCELLENT LOCATION.
- VERY WELL PRESENTED.







## GROUND FLOOR

### Entrance Hallway

Stairs to first floor. Opaque glazed front entrance door with opaque glazed side panel. Wood effect flooring. Radiator. Doors to sitting room and kitchen/diner.

### Sitting Room

17' 1" x 12' 5" (5.21m x 3.78m)

UPVC window to front. Radiator. Wrought iron gas fire. Wood effect flooring.

### Kitchen/Diner

11' 7" x 20' 0" (3.53m x 6.10m)

UPVC French doors to conservatory. Wood effect flooring. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and solid Walnut work surfaces over. Stainless steel sink with mixer tap. UPVC window to rear. Space for white goods and gas cooker (may be left with property, tbc). Door to utility room. Down lighting. partially tiled walls.

### Utility Room

9' 0" x 7' 6" (2.74m x 2.29m)

Radiator. Base units with work surface over and stainless steel sink with mixer tap. Space for white goods (may possible left with property, tbc). Glazed door to rear. Doors to garage and cloakroom/WC. Store cupboard.

### Cloakroom/WC

3' 3" x 4' 6" (0.99m x 1.37m)

Corner wash hand basin. Low level WC. UPVC opaque window to rear. Radiator. Partially tiled walls.

### Conservatory

5' 10" x 9' 7" (1.78m x 2.92m)

UPVC French doors to rear. Ceramic floor tiles.







## FIRST FLOOR

### Landing

Loft access. Doors to bedrooms and bathroom.

### Bedroom 1

14' 1" x 10' 9" (4.29m x 3.28m)

UPVC window to front with countryside views and distant views of the channel. Radiator. Airing cupboard with combination boiler. Built in wardrobe.

### Bedroom 2

12' 9" x 10' 7" (3.89m x 3.23m)

UPVC window to side. Radiator.

### Family Bedroom

8' 0" x 6' 11" (2.44m x 2.11m)

UPVC opaque to rear. Low level WC. Pedestal wash hand basin with mixer tap. Corner bath. Ceramic wall tiles. Down lighting. Shower enclosure with mixer shower. Radiator.







## **GARDEN**

Front - enclosed mature boundary. Rear garden - Private and enclosed. Gate to side. Low maintenance.

## **GARAGE**

Single Garage

Garage with up and over door, power and lighting. (15'x12').

## **DRIVEWAY**

2 Parking Spaces

Block paviour driveway providing space for two cars.



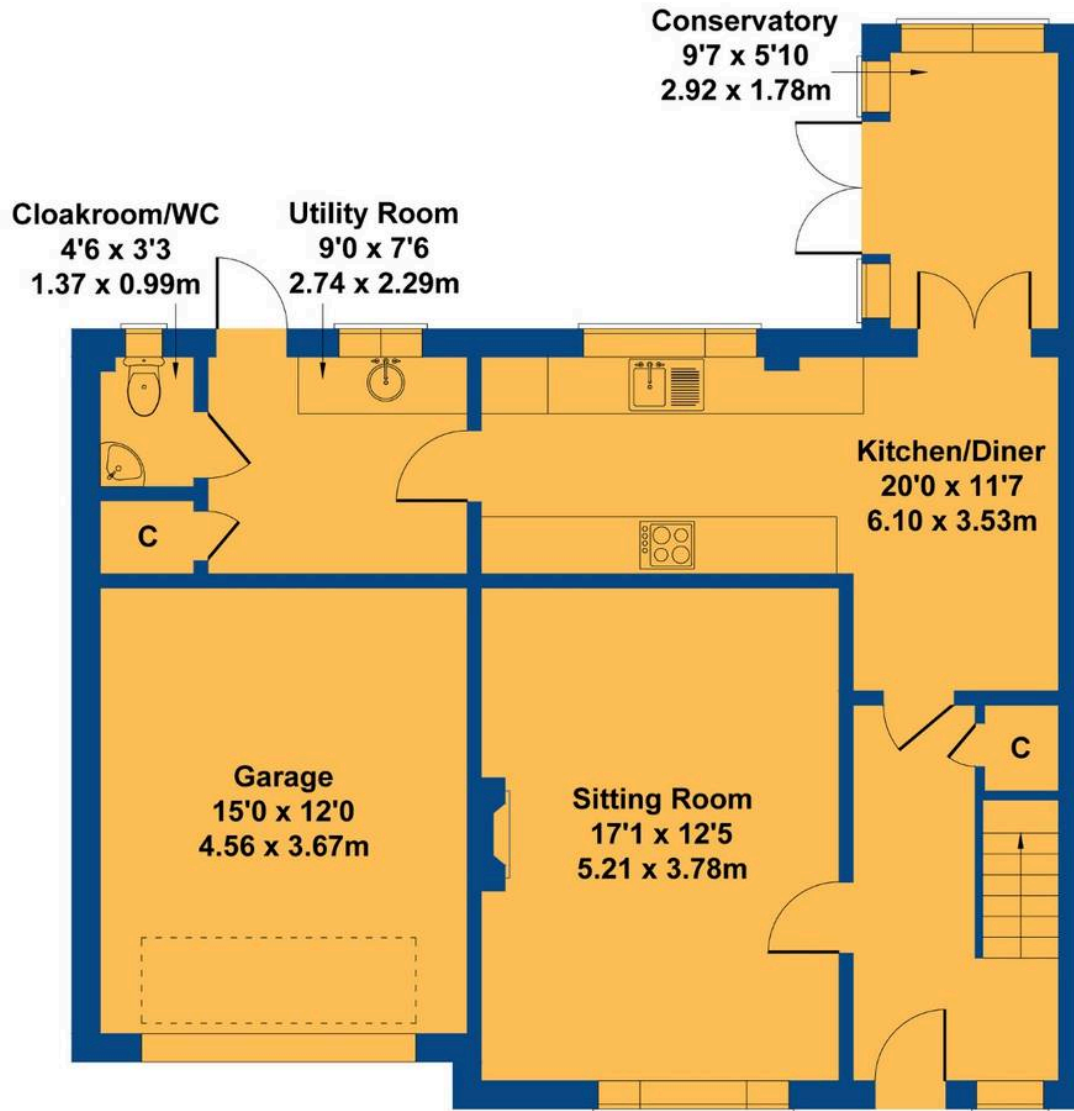




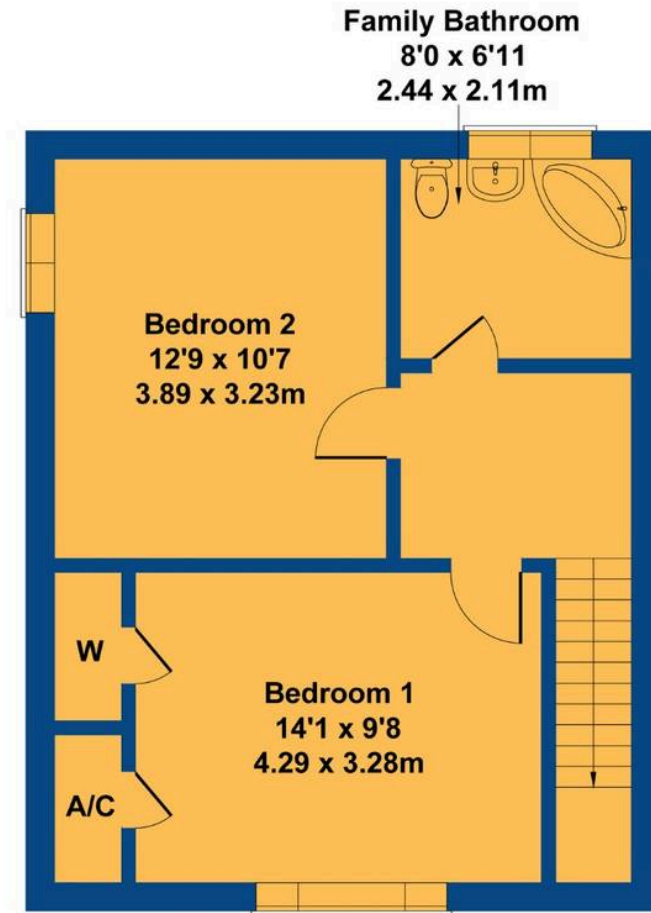


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Approximate Gross Internal Area  
1378 sq ft - 128 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
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## Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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