





Hillside Wine Street

Llantwit Major, Llantwit Major

This superb detached family home lies in the sought after West End of Llantwit Major, Vale of Glamorgan. A rare opportunity to acquire such a property which has been modernised throughout and is 'ready to move in to'. The property briefly comprises; entrance hallway, cloakroom/WC, double bedroom with en-suite, and a stunning open plan sitting room/dining room/kitchen with bifold doors, to the ground floor. To the first floor there are two further double bedrooms and a family bathroom. Outside there is a driveway for two cars to the front and a private garden to the rear. Hillside enjoys gas central heating with a combination boiler, underfloor heating to the ground floor, stunning views of the nearby field and West End, and UPVC windows and internal oak doors. The west End location is within walking distance of local shops, schools, amenities, train and bus stations and the Heritage Coastline and beaches. Viewings are highly recommended to fully appreciate the presentation and location. EPC C69.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- DETACHED FAMILY HOME.
- 3 DOUBLE BEDROOMS.
- UNDERFLOOR HEATING.
- WEST END LOCATION.
- HIGH STANDARD THROUGHOUT.



GROUND FLOOR

Entrance Hallway

Wood flooring. Stairs to first floor. Front entrance door. Oak doors to bedroom 3, cloakroom/WC and glazed double doors to kitchen/dining/sitting room. Under stairs cupboard.

Bedroom 3

11' 5" x 15' 10" (3.48m x 4.83m)

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

En-Suite Wet Room

5' 10" x 8' 6" (1.78m x 2.59m)

UPVC opaque window to front. Low level WC. Shower enclosure with mixer shower. Wash hand basin with mixer tap. Down lighting. Vertical radiator. Ceramic wall and floor tiles.

Cloakroom/WC

3' 11" x 4' 3" (1.19m x 1.30m)

Low level WC. Wash hand basin. partially tiled walls. Wood flooring.

Sitting Room/Dining Room/ Kitchen

24' 3" x 24' 11" (7.39m x 7.60m)

An impressive open plan space comprising; fully fitted kitchen with eye level units base units with drawers and works surfaces over. Island with breakfast bar. UPVC bi-folding doors to rear. Wood flooring. Veluxes to rear. Electric fireplace. Five burner gas hob. Eye level oven and microwave. Space for American style fridge freezer. UPVC windows to side and rear. One and a half bowl stainless steel sink with mixer tap. Integrated dish washer. Down lighting. Space for dining room table and chairs.





FIRST FLOOR

Landing

Down lighting. Cupboard. Doors to bedrooms and bathroom.

Family Bathroom

7' 11" x 9' 5" (2.41m x 2.87m)

UPVC window to side with views over field. Down lighting. Roll top bath with mixer shower over. Ceramic wash hand basin with mixer water fall style tap. Low level WC. Ceramic wall and floor tiles. Vertical radiator.

Bedroom 1

13' 0" x 18' 3" (3.96m x 5.56m)

UPVC windows with view of St Illtyds Church. Radiators. Down lighting.

Bedroom 2

13' 2" x 16' 10" (4.01m x 5.13m)

UPVC windows to front and side, with lovely views over nearby field. Down lighting. Radiator.





GARDEN

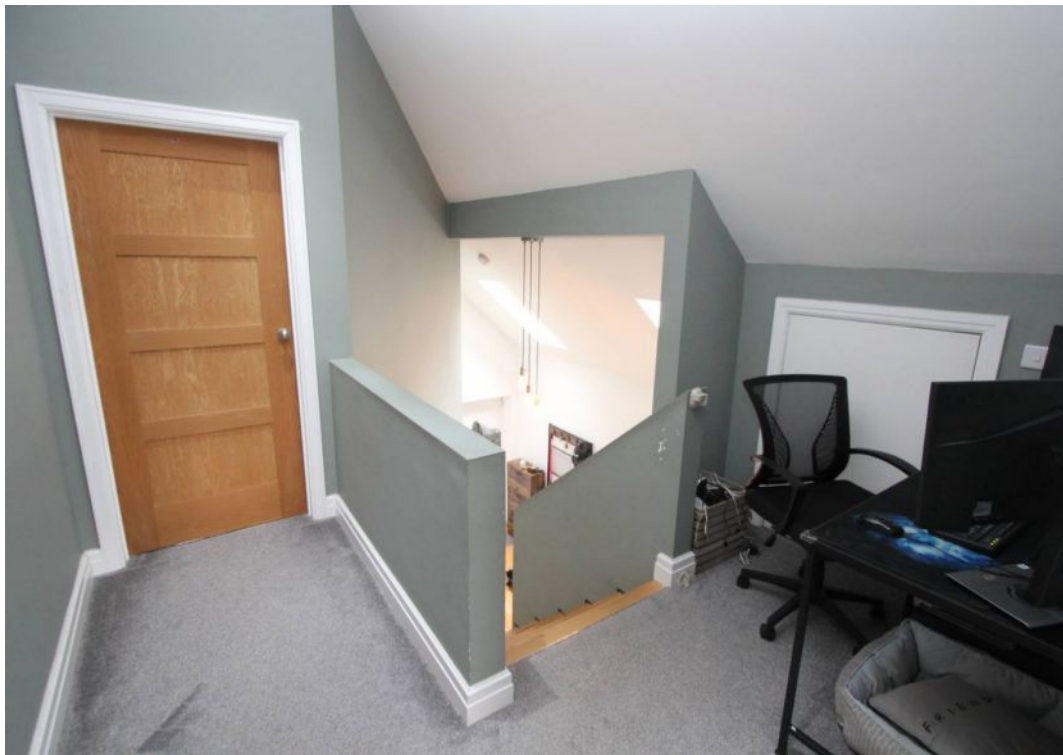
Low maintenance area to the front, with entrance gate. Store shed. Rear garden is enclosed, low maintenance and a gate for access to rear.

DRIVEWAY

2 Parking Spaces

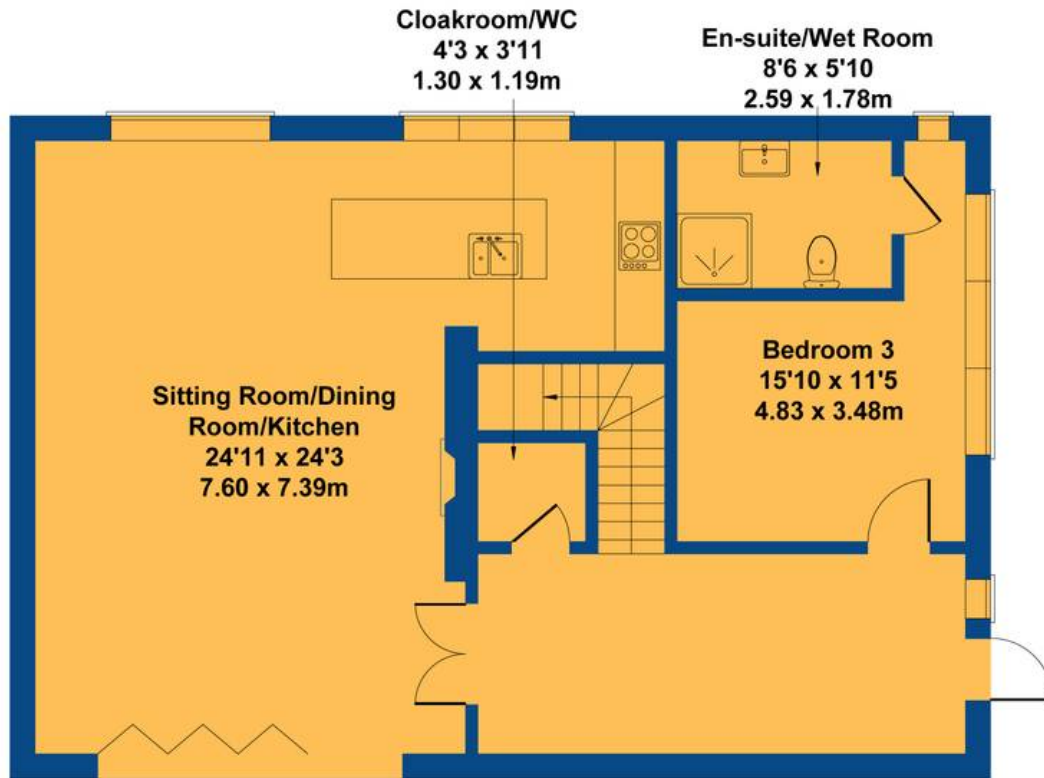
Off road parking for up to two cars.



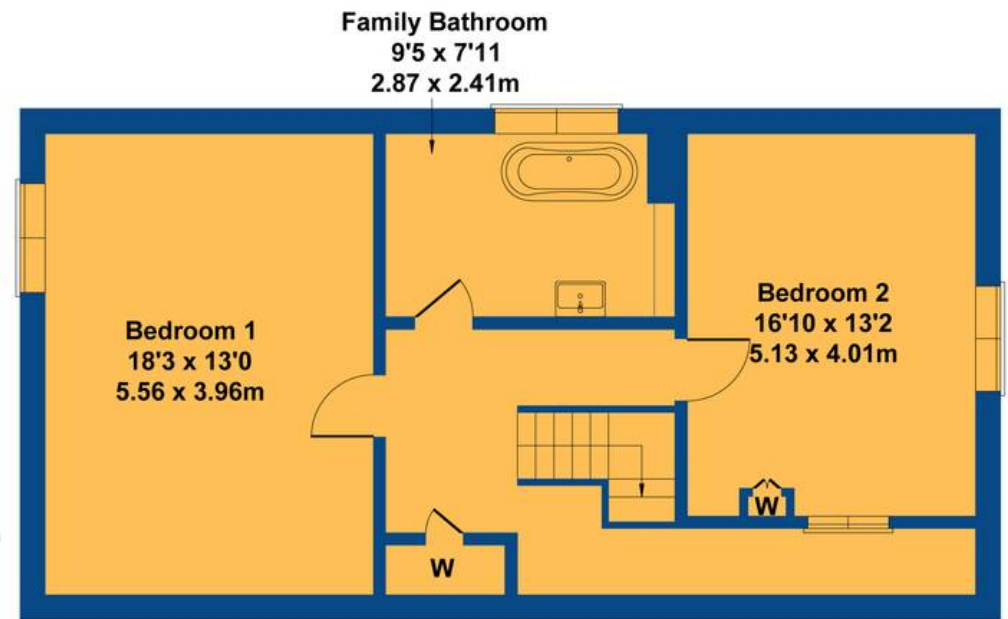


Hillside

Approximate Gross Internal Area
1561 sq ft - 145 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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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.