



1 Whitehouse Close, Flanders Road  
Llantwit Major, Vale of Glamorgan, CF61 1RL

Watts  
& Morgan







# 1 Whitehouse Close Flanders Road

Llantwit Major, Vale of Glamorgan, CF61 1RL

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## Guide Price £625,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A sizeable detached family home in this superb location, conveniently located midway between Llantwit Major Town and the Beach. This extended property offers spacious accommodation of around 2,000sq.ft including; a generous size sitting room, kitchen/breakfast room with conservatory beyond opening into the rear garden and separate dining room. Also ground floor cloakroom and utility room. To the first floor; principal bedroom with en suite shower room, second large double bedroom with en suite bathroom, two further double bedrooms and a large family bathroom. Forecourt driveway parking area with garage, and a low maintenance, sheltered rear garden.

EPC Rating: D.

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### Directions

Cowbridge Town Centre – 5.2 miles

Cardiff City Centre – 19.0 miles

M4 Motorway – 6.7 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Whitehouse Close is located off Flanders Road, this highly desirable area of Llantwit Major. It is most conveniently located midway between Llantwit Major Town and the beach. The property has been extended and now offers accommodation of around 2,000 sq.ft.

Entrance porch opens into a central ground floor hallway from which doors radiate into all the principal rooms.

A dual aspect family lounge has a bow window looking over the front garden and, to the rear, a window looking over the back garden. It includes a gas fire recessed within a chimney breast.

This sitting room links into a kitchen/breakfast room positioned to the rear of the property with ample fitted units and space remaining for a dining table. Appliances were fitted are to remain and include double oven, gas hob and a dishwasher.

The conservatory, beyond the kitchen, looks out over the enclosed rear garden.

A particularly large dining room, an addition to the original property, is to the south western corner featuring a broad bay window looking over the front garden and a second, arched window looking over the side garden.

The dining room links through to a utility room which, in turn, leads into the conservatory.

There is, in addition, a cloakroom / wc to the ground floor.

To the first floor, the largest bedroom includes its own en suite shower room with wardrobes to remain. It is a dual aspect room with window to the front elevation looking towards Flanders Meadow and a second window to the rear looking over the rear garden. It is understood this was originally two bedrooms and could be re-instated as such if ever required.

A second, large double bedroom is positioned over the dining room and includes its own en suite bathroom.

Two further double bedrooms look to the front and rear of the property respectively and both share use of a family bathroom.

### ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired central heating. Council Tax: Band G.



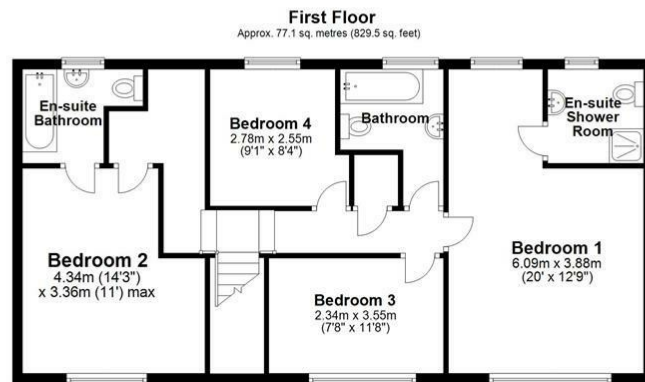
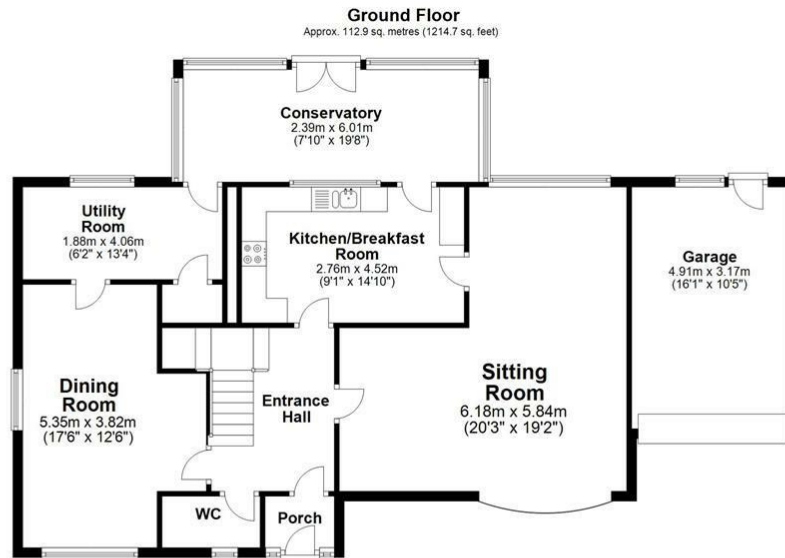
## GARDENS AND GROUNDS

No. 1 Whitehouse Close borders Ogney Brook Stream running to the western side of the property, divided from the same by high walling.

The property itself is approached from Flanders Road over a driveway onto a sizeable off-road parking area fronting the property. A shared driveway continues to the side of the property and gives access to the garage (approx. max. 4.9m x 3.2m) accessed via an up and over door. The shared driveway is used by two other properties and it is understood to have a shared maintenance agreement between them.

A gated entrance, to one side of the property, leads through a deep side area - ideal for storage - with a waist high wall dividing the property from Ogney Brook Stream below.

The rear of the property is an enclosed garden space including paved seating areas positioned to catch the afternoon and evening sun. The rear paved garden is planted with mature shrubs and rose bushes and provides a lovely sheltered, private area.



Total area: approx. 189.9 sq. metres (2044.3 sq. feet)

Plan produced by Watts & Morgan LLR.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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