



2 Whitehouse Close, Flanders Road
Llantwit Major, CF61 1RL

Watts
& Morgan



2 Whitehouse Close, Flanders

Road
Llantwit Major CF61 1RL

£675,000 Freehold

4 Bedrooms | 1 Bathrooms | 4 Reception Rooms

Nestled in the picturesque and coastal location of Llantwit Major, this detached four bedroom family home offers four generous reception rooms. Situated midway between Llantwit Major Town and the Beach, ideal for coastal living and the convenience of town amenities. The property was built in 1975, and has been occupied by the current owners from new. Spanning across 1,530 sq ft, offering a sizeable plot with mature, private garden with stream and ample parking plus a detached garage. EPC Rating; TBC.

Directions

From the centre of Llantwit Major Town, travel into Beach Road / Colhugh Street. Continue along this road – signposted towards the beach - for about ½ a mile, turning right into Flanders Road. 2 Whitehouse Close will be to your right after about 100 yards, tucked beyond 1 Whitehouse Close.

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

SITUATION

The historic & coastal town of Llantwit Major is situated near the western edge of the Vale and offers a good range of shops – including two supermarkets, a 13th century Church, primary and secondary schools, a swimming pool and other leisure facilities. The 'West End' of Llantwit is, in particular, very highly sought after for its convenient proximity to both the town and to the beach. The town is by passed along the route from Bridgend to Barry and is also within convenient driving distance of the M4 and the City of Cardiff. The heritage coast, which is known for its cliff top walks, bathing and surfing beaches, lies to the south and west of the town. Cardiff (Wales) Airport at Rhoose is approximately five miles away. There is a "park and ride" railway station at Llantwit Major, which provides a regular service to Cardiff city centre and to Bridgend.

ABOUT THE PROPERTY

Whitehouse Close is located off Flanders Road, in a highly desirable area of Llantwit Major, most conveniently located midway between the Town and the beach. The property has been occupied for the past 49 years by the current owners who purchased as a new build in 1975.

Tucked away from the quiet lane in a private position within Llantwit Major, with a generous plot and Ogney Brook Stream to the side.

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

A dual aspect family lounge which opens into the dining room and conservatory, and looks over the front garden.

This dining room links into the sunroom positioned to the rear of the property with hot & cold air conditioner, with French doors opening to the rear garden.

The kitchen is to the centre of this family home with appliances where fitted to remain and include; double oven, separate grill, warming drawer and gas hob. A courtesy door also connects to the garden space.

A particularly large family room, an addition to the original property, is to the south western corner featuring a dual aspect overlooking the front and rear gardens, and sliding doors open onto the sheltered side patio.

The ground floor also features a 2-piece cloakroom/WC.

To the first floor, there are four bedrooms which share the 3-piece shower room. Three of the bedrooms are of a double size with the two larger bedrooms benefitting from fitted wardrobes.

GARDENS AND GROUNDS

No.2 Whitehouse Close borders Ogney Brook Stream running to the western side of the property, occupying a generous and private plot.

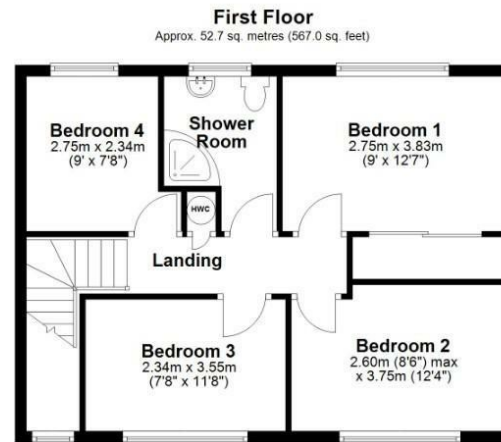
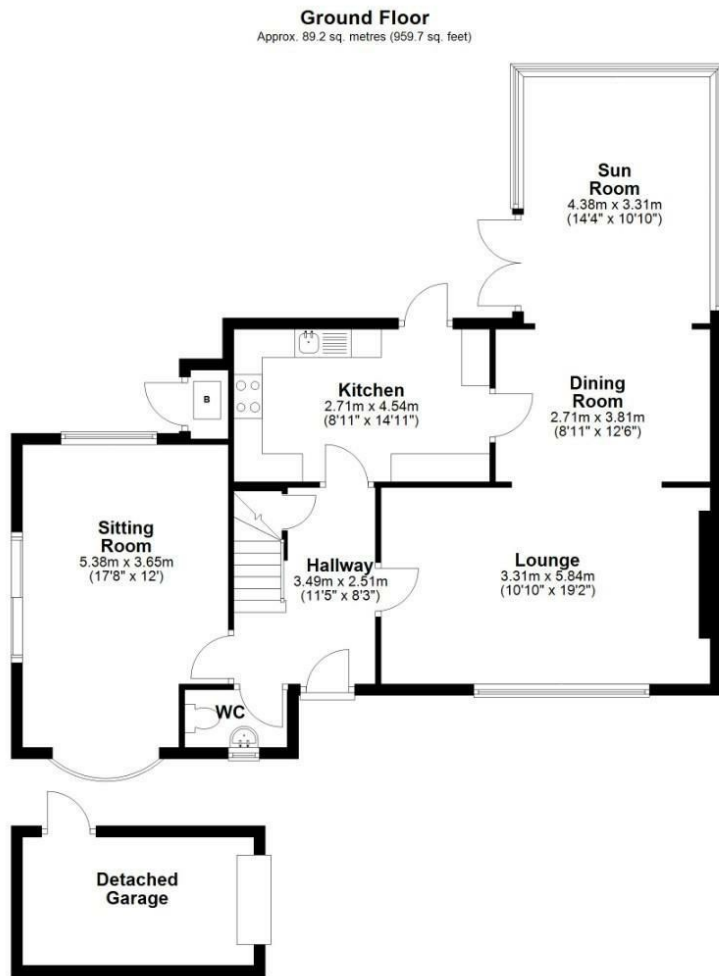
The property itself is approached from Flanders Road over a shared driveway onto a sizeable off-road parking area fronting the property and to the garage accessed via an up and over door. The shared driveway is used by two other properties and it is understood to have a shared maintenance agreement between them.

Side access is provided to both sides of the property and lead to a sizeable, mature garden space including paved seating areas positioned to catch the afternoon and evening sun and is planted with mature shrubs, rose bushes and is predominately laid to lawn. There is also a green house to remain.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired central heating (fitted 2023). Council Tax: Band G.



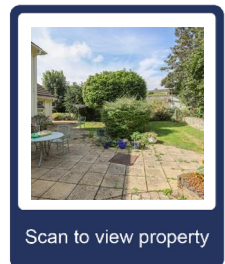


Total area: approx. 141.8 sq. metres (1526.7 sq. feet)

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



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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