



32 Llanmaes Road, Llantwit Major,  
Vale Of Glamorgan, CF61 2XF

Watts  
& Morgan







**32 Llanmaes Road, Llantwit Major,**

**Vale Of Glamorgan, CF61 2XF**

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## **Guide Price £425,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

A detached property in the heart of Llantwit Major, within walking distance to the town centre and train station. Enjoying a generous plot with lawned front and rear gardens. Accommodation over 1,500 sq ft, in need of modernisation and with much scope for further improvement. To include; entrance porch, hallway, lounge, sun-room, kitchen and separate dining room. Also, a ground floor double bedroom and a 3-piece family bathroom. First floor with three double bedrooms, an en-suite and a WC. Offering a generous plot, with large driveway parking and integral store.

No ongoing chain.

EPC Rating; tbc.



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### **Directions**

Cowbridge Town Centre – 5.6 miles

Cardiff City Centre – 18.0 miles

M4 Motorway – 10.0 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Positioned on the road leading to the train station and town centre with all its shops, cafes and schooling. 32 Llanmaes Road enjoys a generous plot, offering no ongoing chain and with much scope for further improvement.

The entrance porch leads into the hallway with a staircase to the first floor. From here a door leads into the lounge with a traditional fireplace and inset gas fire. This room leads into a sunroom which provides access to the rear garden.

Additionally, the kitchen has been fitted with a traditional range of wall and base units and provides an outlook over the rear garden, plus two good sized pantry cupboards. A door leads into a porch area which further opens onto the driveway, and another door slides open into the dining room (converted garage).

Completing the ground floor is a double bedroom, which offers flexibility as a home office / family room, enjoying a front aspect and has the benefit of a 3-piece family bathroom positioned directly opposite.

To the first floor, there are three double bedrooms; the largest bedroom has the benefit of a large ensuite shower room and the second bedroom has a WC with walk-in eaves storage cupboard (housing the gas-boiler) offering much scope for development.



### GARDENS AND GROUNDS

32 Llanmaes Road benefits from sizeable plot with mature lawned front and rear gardens.

There is ample off-road driveway parking for several vehicles leading to a double-opening store (part converted garage).

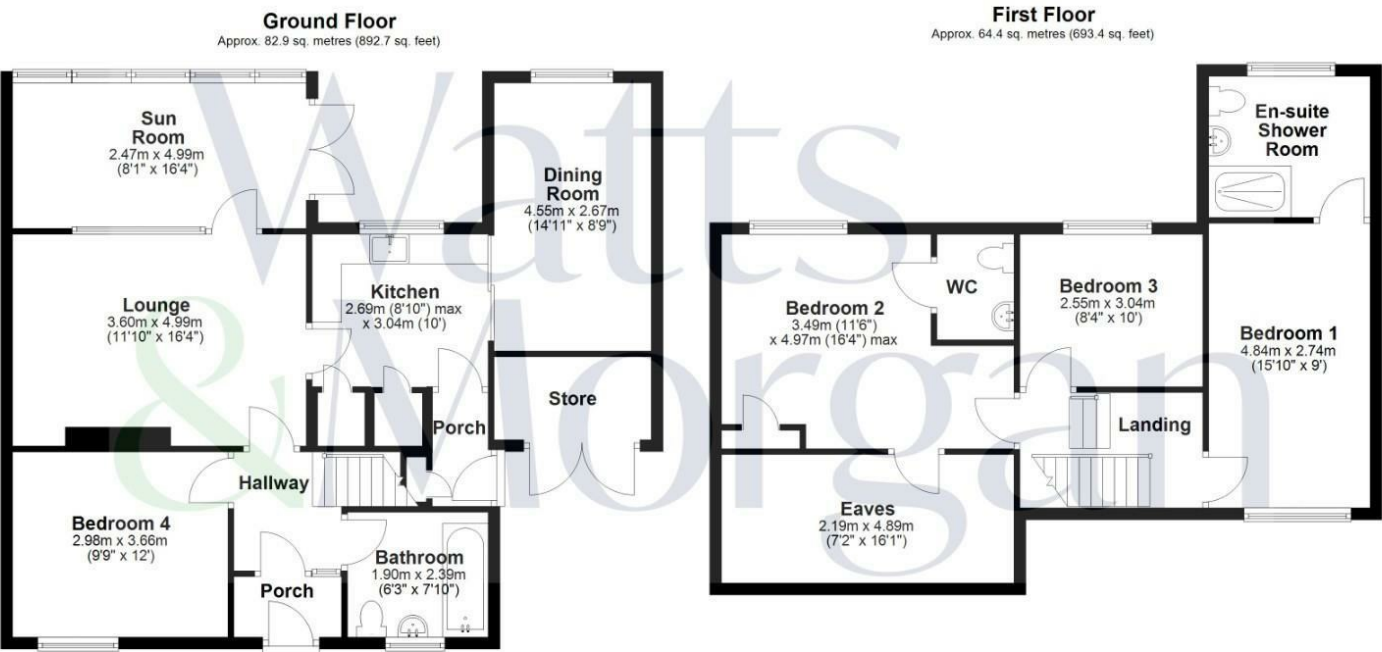
A pathway with planted borders runs the width of the property to the rear garden with decking area, and timber pergola with paved area which is ideal to enjoy the sunny aspect. There is also a timber storage shed to remain.

ADDITIONAL INFORMATION

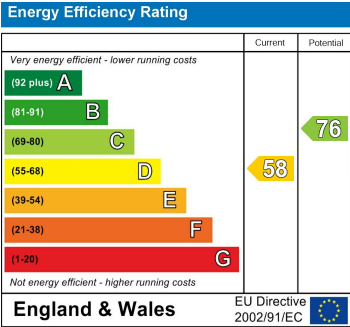
Freehold. All mains services connected. Gas-fired central heating.

Council tax band E.

Note; Probate has been applied for, not yet granted.



Total area: approx. 147.4 sq. metres (1586.1 sq. feet)



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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