



8 Gildas Close
Llantwit Major, Vale of Glamorgan, CF61 2SL

Watts
& Morgan



8 Gildas Close

Llantwit Major, Vale of Glamorgan, CF61 2SL

Guide price: £325,000 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A modern, semi-detached home to the southern end of Pentre Cwrt with superb ground floor extension opening to the rear garden. Accommodation includes; kitchen, dining room, study/additional reception room and wonderful, broad extension open to the pitch of the ceiling with doors leading to the rear garden. Also ground floor cloakroom and deep understairs storage area. Largest bedroom with en suite shower room, second double bedroom with wardrobe and third generous single bedroom. Family bathroom. Off-road parking to front; westerly facing, enclosed garden to rear including paved seating area and lawn.



Directions

Llantwit Major Town Centre – 1 mile

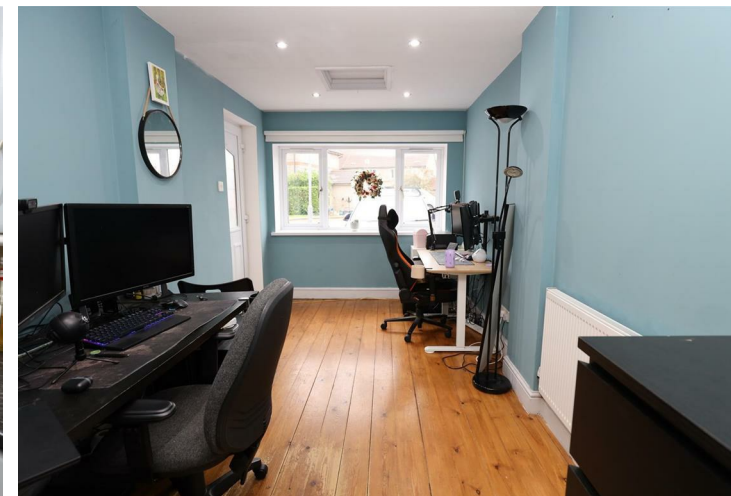
Cardiff City Centre – 15.4 miles

M4 Motorway, J35 Pencoed – 9.1 miles

Your local office: Cowbridge

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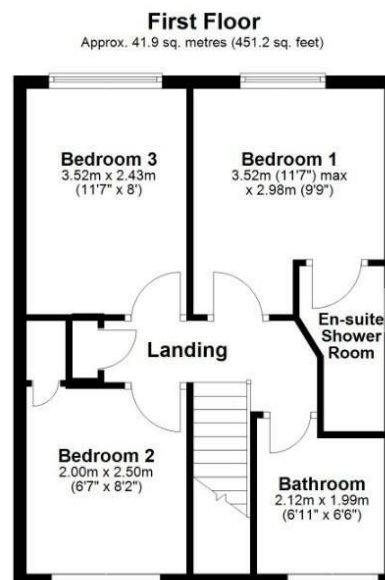
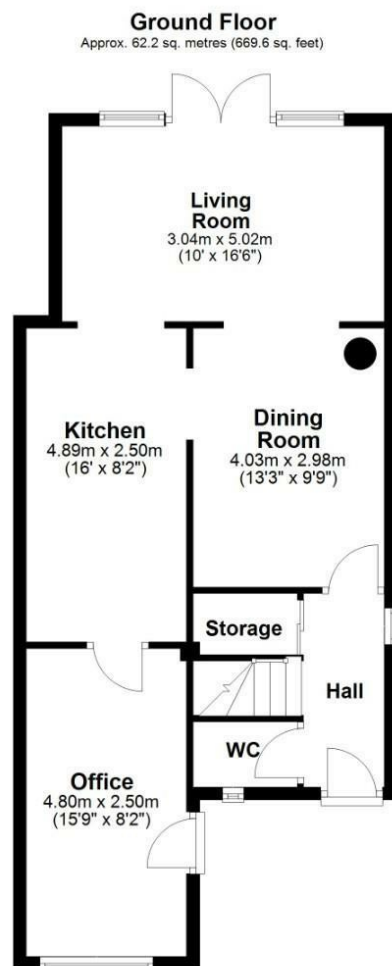
Summary of Accommodation

About the property

Located to the southern end of Pentre Cwrt, no 8 Gildas Close is positioned to the head of this cul de sac. The semi-detached property has been extended to provide a superb garden room extension looking out over, and opening onto, the western facing garden. Entrance hallway has cloakroom and particularly deep understairs store cupboard (previously used as a study space); a staircase leads to the first floor while a doorway opens into the dining room. The dining room, adjacent to the kitchen, is a generous space which has, as a focal feature a stylish, contemporary wood burning stove. Doorway leads into the kitchen while an open, square arch connects to the more modern extension. This significant addition to the rear of the property is open to the apex of the roof and has a broad "wall of glass" with centrally positioned double doors opening to the garden. The kitchen looks into this living room and includes a range of fitted units with oven and hob to remain; space remains for a tall fridge/freezer, plumbing for a washing machine and a dishwasher with space also for a dryer. The kitchen links into the former garage, now being used as a home study space. This is a great extra reception room suitable for many and varied uses. It is accessed directly from the kitchen but also from an external door making it ideal as a home office space.

To the first floor the landing area has doors leading to all three bedrooms and to the family bathroom. The largest double bedroom overlooks the rear garden and has its own en suite shower room. Second double bedroom with deep wardrobe looks to the front elevation while a generous third overlooks the rear garden. The second and third bedrooms both have use of the family bathroom.





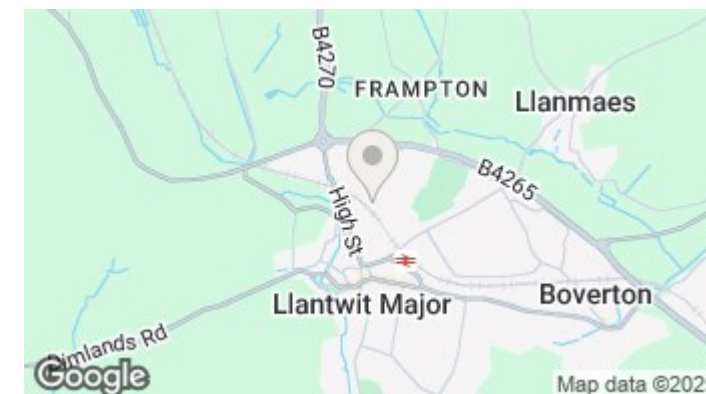
Total area: approx. 104.1 sq. metres (1120.8 sq. feet)
8 Gildas Close, Llantwit Major

Garden & Grounds

Located to the head of this cul-de-sac, a drop-down kerb leads onto a parking area fronting the property with space for at least two cars. Path leads from the parking area to the principal entrance doorway and continues, via a gated entrance, into the rear garden. The rear garden enjoys a westerly aspect. It includes a broad paved seating area and an adjoining lawn. A deep area to the side of the property houses a timber wooden shed and space for additional storage.

Additional Information

Freehold. All mains services connect to the property. Gas fired 'Combi' central heating. Council tax: Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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