



## Nordale Road, £365,000

- Three Reception rooms & Three Double Bedrooms
- Garage & Driveway & Enclosed and Private rear garden
- Downstairs Shower Room and Family Bathroom
- Council Tax - Band F
- Multi fuel burner & Parquet flooring to most downstairs rooms



 3  1  3



## About the property

A very well presented family home positioned within a quiet cul de sac within the Historic Town of Llantwit Major. Internally the accommodation comprises of an entrance porch opening into a welcoming hallway with Parquet flooring, a light and bright living room with the continuation of Parquet flooring and a multi fuel burner, a dining area, perfect for entertaining, a further reception room, a modern fitted kitchen, downstairs bathroom with shower and a pantry, perfect for storage. To the first floor there are three double bedrooms and a family bathroom. Externally there is driveway to the front of the property leading to the garage and a generous, private rear garden laid to lawn with decked and paved areas. This fantastic property is within walking distance of local shops, schools at both primary and secondary levels, a train station, sports facilities including leisure centre and is within easy reach of the Heritage Coastline.



**Entrance**

Double glazed door into porch and onwards into hallway

**Hallway**

via porch, Parquet flooring, stairs leading to the first floor. Doors to all ground floor rooms, understairs storage cupboard

**Lounge**

17' 4" x 12' 3" ( 5.28m x 3.73m )  
Continuation of the parquet flooring from the hallway, a large UPVC double glazed window to the front aspect allowing natural light to flood in, a multi fuel burner with timber mantle, radiator, opening into dining room

**Dining Room**

11' 8" x 9' 6" ( 3.56m x 2.90m )  
Open area to a further reception room. Parquet flooring, radiator, doorway to the kitchen

**Family Room**

10' x 9' 6" ( 3.05m x 2.90m )  
A recent extension which provides a versatile space. French doors opening to the landscaped garden, vinyl flooring, radiator

**Kitchen**

12' 3" x 9' 7" ( 3.73m x 2.92m )  
UPVC double glazed window to rear elevation, Fitted kitchen with a modern range of wall and base units with complimentary work surfaces over. Induction hob with extractor hood, double oven, stainless steel sink and drainer. Space and plumbing for washing machine and dishwasher. door to the rear, doorway to pantry and downstairs shower room

**Shower Room**

Double glazed obscure window to the rear. Walk in quadrant shower cubicle, low level WC. Wash hand basin on pedestal. Vinyl flooring, towel rail radiator.

**Pantry  
First Floor**

**Landing**

Carpeted landing accessed from stairway from the hallway. Loft access and doors to all first floor rooms

**Master Bedroom**

16' 3" x 9' 7" ( 4.95m x 2.92m )  
UPVC double glazed window to the rear, fitted carpets and radiator

**Bedroom Two**

12' 7" x 11' 10" ( 3.84m x 3.61m )  
UPVC double glazed window to the front. Fitted wardrobe with shelving and airing cupboard, carpets and radiator

**Bedroom Three**

12' 2" x 9' 1" ( 3.71m x 2.77m )  
UPVC double glazed window to the front, carpets, radiator, built in single bed with storage

**Bathroom**

Fitted with a three piece suite comprising panel bath, pedestal wash hand basin and low level wc. Cushioned flooring, heated towel rail and obscure UPVC double glazed window to the rear

**External  
Front Garden**

Laid to lawn with a selection of mature shrubs, driveway parking with access to garage, path to front door, side and rear access

**Rear Garden**

A private, generous, enclosed and landscaped rear garden with a combination of lawn, decking and paving, perfect for families and al fresco dining

## Floorplan



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