






pablack
For Sale
02920 53151

 4  1  3

Ham Lane South, Llantwit Major

Guide price £500,000

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About the property

This well-presented family home is positioned on a corner plot within a highly sought after residential area of the Southern part of the coastal town of Llantwit major. The town rests a mile inland off the Heritage Coast and the beach with its fantastic coastal walks. It has excellent local schools (both English and Welsh medium) and very good transport services via rail and bus routes. This bustling town boasts an array of shops, restaurants, public houses and has its own library and leisure centre. Both Cardiff International Airport and the M4 motorway are a short 15 minute drive away.

Internally the property boasts spacious accommodation throughout and comprises of a relaxing living room complete with inset log burner, an additional sitting room, a modern kitchen with dining area, a substantial and impressive orangery which overlooks the tranquil and private Southerly facing rear garden, downstairs WC and utility room. To the first floor there are four double bedrooms and a modern family bathroom,

Externally there are mature gardens to the front, side and rear with an array of mature trees, shrubs and flora and driveway parking

Accommodation

Entrance Hall

Via part glazed front door, Oak effect laminate flooring, understairs storage, doors to sitting room, downstairs wc, living room, kitchen , coat and boot cupboard, stairs to first floor, radiator

Sitting Room

11' 6" x 8' (3.51m x 2.44m)
UPVC window to front and side elevation, Oak effect laminate flooring, radiator

W.C

UPVC frosted window to front elevation, wc, wash hand basin, radiator, continuation of oak laminate flooring

Living Room

14' 11" x 12' 5" (4.55m x 3.78m)
Large UPVC picture window to front elevation, carpets, radiator, built in feature log burner with recess for a log store and slate hearth, double part glazed doors opening on to dining area

Kitchen/ Diner

25' 6" x 10' (7.77m x 3.05m)
Bifold doors opening on to rear slate patio area, fitted kitchen with a range of wall and base units with contrasting butchers block style worktop, ceramic mosaic style tiled splashback, space for fridge freezer, electric hob with brushed stainless steel splash back and stainless steel chimney extractor hood, built in double oven, ceramic double sink with mixer tap, built in dishwasher, wooden butchers block worktop extending to a breakfast bar area, tiled flooring, opening on to dining area. The dining area offers ample space





for table and chairs, radiator and opening on to impressive orangery

Orangery

18' 4" x 18' 2" (5.59m x 5.54m)

This fantastic, light and bright space offers endless multi use possibilities and is currently used as a sitting room and games room and overlooks the Southerly facing rear garden. Bi fold door to the side elevation opening on to the patio area and two bi fold doors to the rear also opening on to a patio area and rear garden, Six velux windows to the vaulted ceiling, spotlighting, Oak flooring, door to utility room

Utility Room

6' 5" x 6' 4" (1.96m x 1.93m)

Door to front elevation opening onto enclosed courtyard area, window to front elevation, high gloss wall and base units, stainless steel bowl and 1/2 sink with drainer and mixer taps, worktop with upstand, space for washing machine and tumble dryer, tiled flooring

Landing

Via carpeted spindle staircase with balustrade, UPVC picture window on stair rise. Carpeted landing, loft hatch, doors opening on to bedrooms, family bathroom, airing cupboard, loft hatch



Bedroom One

12' 5" x 11' 11" (3.78m x 3.63m)

UPVC window to front elevation, carpets, radiator

Bedroom Three

12' 8" x 8' (3.86m x 2.44m)

UPVC window to front elevation, radiator, carpets

Bedroom Two

13' 4" x 7' 11" (4.06m x 2.41m)

UPVC window to rear elevation, fitted wardrobes, carpets, radiator

Bedroom Four

10' 3" x 7' 11" (3.12m x 2.41m)

UPVC window to rear elevation, radiator, carpets

Family Bathroom

7' 2" x 7' (2.18m x 2.13m)

UPVC frosted window to rear elevation, a modern suite comprising of low level WC, wash hand basin with rainfall tap, high gloss vanity cupboard below, "p" shaped bath with rainfall shower above, hand held hair



attachment and shower screen, fully tiled walls, traditional radiator with chrome heated towel rail,

External Rear

A private, enclosed, landscaped Southerly facing rear garden with a large slate patio area, perfect for outdoor furniture, grass area, mature trees and shrubs, decorative stone area providing space for additional seating, space for shed, outside tap, access to side garden via gate

External Side

A combination of grass, mature shrubbery, flora and mature trees, enclosed by a low level feature stone wall, pathway to front door with front door canopy porch, gate offering access to rear garden

External Front

Enclosed by a low level stone wall, opening for driveway parking, an additional paved off drive allowing for additional parking, gate off drive to small courtyard area, perfect for storage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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