



Cwrt Syr Dafydd, Llantwit Major

£375,000

- Three bedroom detached in popular Pentre Cwrt in Llantwit Major
- Family Bathroom, en-suite and cloakroom
- Converted garage / home office. Council tax band E
- Spacious and low maintenance rear garden. Driveway parking.
- Planning Permission Granted for single storey extension
- EPC Rating: Awaited



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About the property

Discover a charming three-bedroom detached family home nestled in one of the most popular locations within the sought after Pentre Cwrt development in Llantwit Major. Tucked away in a cul-de-sac alongside similar detached properties, this residence boasts an entrance hallway with a convenient cloakroom/WC, a generously sized lounge, and an inviting open-plan kitchen/dining area. Upstairs, you'll find three bedrooms including an en-suite shower room, as well as a main bathroom.

Outside, a driveway and detached garage, thoughtfully converted into a fully insulated home office, complement the larger-than-average rear garden. Recent upgrades include new windows, radiators and a combi boiler, while the property also holds full planning permission for a single-storey extension to the side and rear.

Don't miss the opportunity to explore the potential of this exceptional property - schedule your viewing today.



Hallway

Luxury vinyl floor tiles, radiator. Stairs rising to first floor. Doors to w.c and lounge

Cloakroom

Continuation of flooring from hallway. Wash hand basin with tiled splashback. Low level w.c. Obscure triple glazed window to front aspect.

Lounge

16' 5" x 13' 4" max (5.00m x 4.06m max)
Large triple glazed window to front aspect. Two radiators. Luxury vinyl floor tiles. Part glazed door leading to kitchen.

Kitchen / Dining Room

16' 4" x 8' 10" (4.98m x 2.69m)
Fitted with a range of wall and base units with worktops over. Oven and hob with extractor hood over. Stainless sink and drainer, space for fridge/ freezer, washing machine and dishwasher. Large triple glazed window to the rear aspect.
Dining room open plan to kitchen, with tiled floor, understairs storage cupboard, radiator and French doors opening on to the rear garden

First Floor Landing

Carpeted landing with obscure glazed window to the side aspect. Door to airing cupboard housing "Worcester" combination boiler (which was fitted in 2021) plus additional storage cupboard with hanging rail. Access via loft ladder to fully boarded attic. Doors to all first floor rooms

Bedroom One

11' 5" x 9' 5" (3.48m x 2.87m)
Large triple glazed window to the front aspect. Radiator. Fitted carpets. Built in wardrobes and door leading to en-suite

En-Suite Shower Room

Fully tiled shower cubicle, low level w.c, wash hand basin with vanity unit. Obscure glazed window to the side aspect, wood effect cushioned flooring and radiator

Bedroom Two

10' 2" max x 9' 2" (3.10m max x 2.79m)
Triple glazed window to the rear, fitted carpets, radiator and built in storage cupboard with hanging rail

Bedroom Three

7' 8" x 6' 9" (2.34m x 2.06m)
Triple glazed window to the front, carpets and radiator

Family Bathroom

Fitted with a three piece suite comprising bath with handheld shower attachment. Low level w.c, pedestal wash hand basin. Fully tiled walls and floor. Obscure glazed window, spotlights and towel radiator

Converted Home Office

15' 3" x 7' 8" (4.65m x 2.34m)
In 2022 the current vendors converted the garage into a home office. Fully insulated, Carpet tiles and radiator.

Planning Permission

Full details including proposed plans can be viewed on the Vale of Glamorgan Council website under planning reference 2021/01016/FUL
Planning permission has been granted for a single storey extension to side and rear of the property, creating a large kitchen/diner/snug, plus utility/boot room.

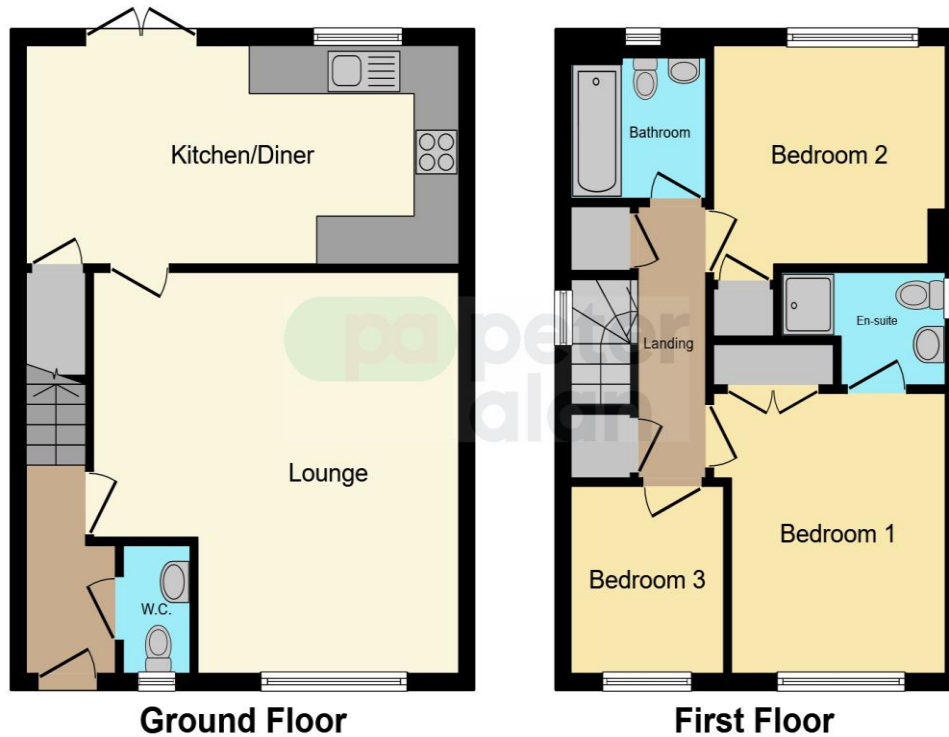
Other Information

The current vendors have upgraded the following;
New close board fencing to the rear garden in 2021. New Triple glazed windows and doors in 2022. Boiler replaced in 2021, carpets and flooring in 2021 and the garage was converted in 2022.

External

To the front there is a block paved area providing additional parking space, plus driveway parking. To the rear, there is a spacious, easy to maintain garden predominantly paved, featuring a decked area. The boundaries are fenced, with side gate access to the driveway, space for shed and outside tap.

Floorplan



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