



pa peter
alan

 4  3  3

Trevellian Ham Lane South, Llantwit Major

guide price £600,000

pa black

01446 772857
enquiries@pablack.co.uk



About the property

This beautifully presented family home is positioned on an elevated corner plot within a highly sought after residential area in 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 this impressive double bay fronted dormer bungalow boasts spacious, bright and versatile accommodation throughout and comprises of a luxurious living room, an additional sitting room each boasting feature log burners, a modern kitchen open plan to dining area. To the ground floor is a large double bedroom complete with modern en-suite shower room and another room currently used as a home office but previously used as a bedroom, plus a newly fitted four piece family bathroom.

Upstairs are two further bedrooms one with w.c and the other utilised as a dressing room. Externally there are mature gardens to both front and rear driveway parking, plus large fob operated garage.

The two bedroom annexe is currently operated as a successful holiday let but it could easily be a space for older children or a family member to have more independence.

Accommodation

Entrance Hall

Parquet flooring, radiator, understairs storage and doors to all ground floor rooms

Lounge

18' 4" into bay x 13' 3" (5.59m into bay x 4.04m)

Bright, welcoming and spacious room with large bay window overlooking the front garden, parquet flooring and inset log burner with oak mantle.

Sitting Room

15' 1" x 13' 4" max (4.60m x 4.06m max)

Another spacious bay fronted room with parquet flooring and inset log burner. Radiator

Kitchen

16' 11" max x 8' 2" (5.16m max x 2.49m)

Fitted kitchen from Wren with features to include range of gloss wall and base units including a corner larder cupboard. White sparkle gloss square edge worktops and matching breakfast bar. 4 ring gas hob with glass upstand, chimney cooker hood and electric oven. Sink and drainer. Integrated dishwasher, two double glazed windows to the side and one to the rear aspect. Also a door leading to outside covered access to the utility room. Archway to

Dining Room

12' 9" x 11' 4" (3.89m x 3.45m)





Parquet flooring, large double glazed window overlooking the rear garden. Radiator

Family Bathroom

A recently fitted four piece suite comprising corner shower cubicle, bath, low level dual flush WC. Wash hand basin inset in vanity unit. Fully tiled walls and floors. Large radiator and obscure glazed window to the side aspect

Bedroom Two

19' 10" x 12' 8" (6.05m x 3.86m)
A spacious double bedroom to the ground floor with en-suite shower room. Large double glazed window overlooking the rear garden. Two slimline radiators

En-Suite Shower Room

This modern en-suite with is fully tiled comprises, walk in shower with "Raindance"over plus further handheld attachment. Wash hand basin set in vanity unit. W.c with concealed cistern. Obscure glazed window to the rear, slimline vertical radiator, spotlights

Study / Bedroom 4

9' 9" x 8' 6" (2.97m x 2.59m)



Currently utilised as a home office but has previously been used as a bedroom. Fitted carpets. Large window to the side aspect. Understairs storage and radiator.

First Floor Landing

Accessed via carpeted stairs. Eaves storage just off the landing with Roof window. Access to all first floor rooms

Master Bedroom

19' 7" max x 15' 8" max (5.97m max x 4.78m max)
With some restricted head height due to the pitch of the roof.

As you come to the top of the stairs you are drawn to the natural light flooding through the Apex shaped window with French windows that open to a Juliette balcony. Wooden flooring, two radiators. Door to en-suite W.c

En-Suite W.C

Roof window, wash hand basin in vanity unit and low level w.c.

Bedroom Four

12' 8" max x 9' 1" max (3.86m max x 2.77m max)



Some restricted head height due to pitch of the roof. Currently utilised as a dressing room. Double glazed window to the rear aspect. Radiator

Utility Room

10' 4" x 8' 1" (3.15m x 2.46m)
Covered access from both the side path and door from the kitchen. The large utility room has two windows to the front and side aspect. Sink and drainer, space for washing machine and dyer and wall mounted combi "Worcester" boiler.

External

A gated driveway accommodates multiple vehicles. The spacious front garden, elevated and predominantly grassed, is enclosed by walls and features a sun terrace and side pathways leading to both sides of the property. The gated entrance seamlessly connects to the private and sunny rear garden, boasting a patio area with a hot tub (negotiable), steps ascending to a lush lawn bordered by mature trees and plants, and a charming covered pergola for year round enjoyment. Additionally, amenities include a lean to storage shed, a log store, a personnel door to the garage, and rear access to the annexe.

Garage



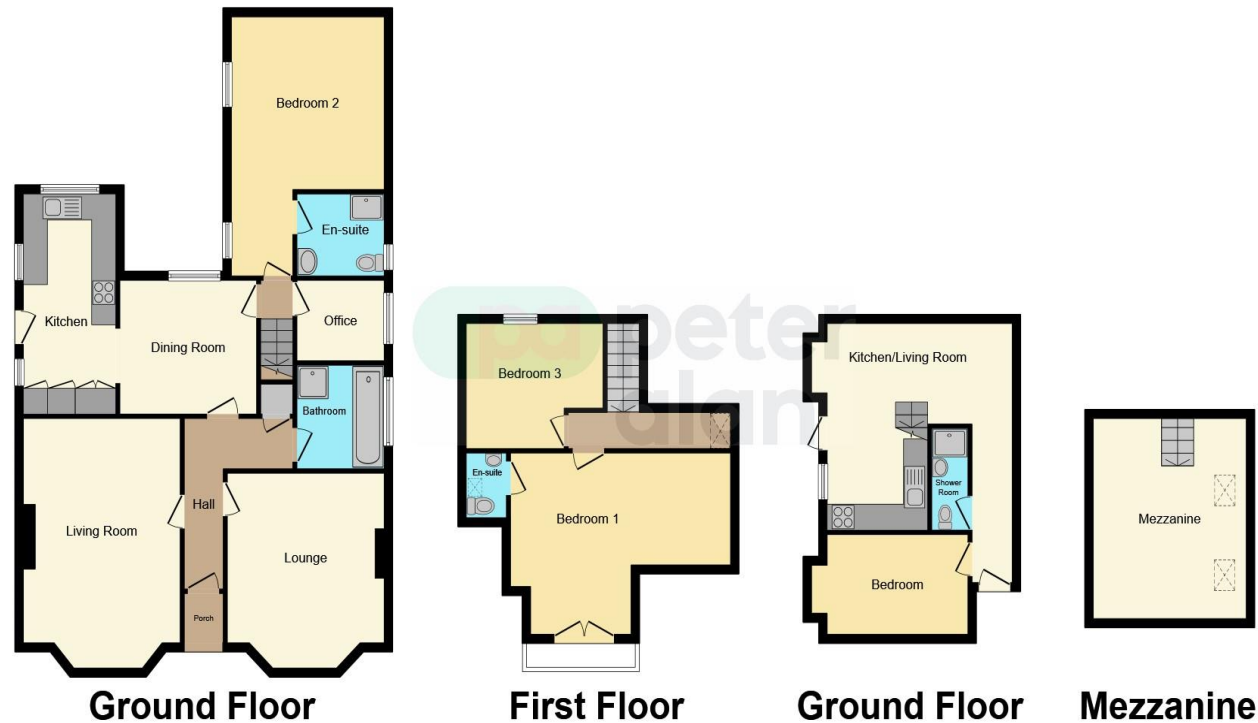
20' 1" x 12' 1" (6.12m x 3.68m)
Large fob operated garage, Fully alarmed, light and power. Window overlooking the garden. Pedestrian door to rear garden

Annexe

"The Lodge" is fully self contained and is currently operated as a very successful holiday let, due its popular location but would also be perfect for independent living for a family member.
Enter via PVC front door from High Meadow, to a bright, open plan living space with box bay window equipped with open plan kitchen, lounge and dining area.
Modern shower room, a double bedroom to the ground floor and an additional mezzanine bedroom which is above the living space but also pleasingly secluded.
Electric heating throughout.







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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.