



## Gwynfa, Colhugh Street, Llantwit Major

**Guide price £475,000 - £500,000**

- Council band D
- Detached dormer bungalow with versatile living space and 3/4 bedrooms
- To be sold with no ongoing chain
- Sought after area rich with history and walking routes
- Open plan kitchen/dining room with utility off, separate living room
- Driveway for several cars and garage
- Generous rear garden with potential to extend
- EPC Rating: Awaited



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## About the property

To be sold chain free, this detached home is nestled in the heart of Llantwit Major which has the perfect balance of history, community, and convenience, offering a fantastic lifestyle in an idyllic setting. As you explore this property, you will notice it has been thoughtfully extended by the current owner, merging the charm of a traditional dormer bungalow with modern comforts.

At the heart of the home you'll find an open plan kitchen / dining room with a utility room off, designed for modern living. The kitchen offers a welcoming space for family meals and socialising. The property features a separate reception room. With large windows and a cosy fireplace, this room offers an ideal space for relaxation and entertainment.

You will find two bedrooms to the ground floor with views of the pretty front and rear gardens in addition to a four piece bathroom. The first floor offers versatile living space with a further two bedrooms with ample storage, one of which could be used as an additional sitting room. This floor further offers a contemporary shower room. Outside, the property showcases a private rear garden, perfect for those sunny afternoons. There is also potential to extend to the rear of the property, offering exciting possibilities for the new owner. Ample parking is available, along with a single garage, which adds to the convenience of this home.







## Accommodation

### Hall

Entered via UPVC door with skylight over, doors to living room, kitchen / dining room, bedrooms one and two and bathroom, radiator, vinyl flooring.

### Living Room

14' 6" (Max) x 11' 7" ( 4.42m (Max) x 3.53m )

UPVC double glazed bay window to front, gas fire with marble hearth and wooden surround, radiator, laminate flooring.

### Kitchen / Dining Room

#### Kitchen Area

13' 1" x 10' 8" ( 3.99m x 3.25m )

Units to base and wall height, worktops inset with sink and drainer, electric hob, with stainless steel extractor hood over, tiled splash back, integrated double oven, space and plumbing for washing machine, tiled flooring, radiator, UPVC double glazed windows to side and rear overlooking the garden, door to utility room.

#### Dining Area

10' 8" x 9' 1" (max into recess) ( 3.25m x 2.77m (max into recess) )

Feature brick fire place with gas fire, radiator, laminate flooring, opening through to kitchen.

#### Utility Room

10' 8" x 6' 2" ( 3.25m x 1.88m )

UPVC double glazed door leading to the rear garden and UPVC double glazed window overlooking rear garden, space for appliances, radiator, tiled flooring, door through to the rear hall.

### Bedroom One

15' (Max) x 11' 6" ( 4.57m (Max) x 3.51m )

UPVC double glazed bay window to front, radiator, laminate flooring.

### Bedroom Two

10' 8" x 10' ( 3.25m x 3.05m )

UPVC double glazed window to rear, radiator, laminate flooring.

### Bathroom

Four piece suite comprising of bath, shower cubicle, WC and pedestal wash hand basin, tiled walls and floor, radiator, UPVC double glazed obscured windows to rear.

### Rear Hall

Door leading to the garage, carpeted, radiator, stairs leading to the first floor.

### Garage

18' 11" x 9' 1" ( 5.77m x 2.77m )

Electric power points and lighting, up and over door for access via the driveway.

### First Floor Landing

Doors to shower room and bedroom four / sitting room, carpeted.

### Bedroom Three

16' 1" x 15' 6" (Max - restricted head height) ( 4.90m x 4.72m (Max - restricted head height) )

A very light room with Velux windows, wardrobes with sliding doors, under eave storage, carpeted.

### Bedroom Four / Sitting Room

15' 6" x 11' 6" (Max, restricted head height) ( 4.72m x 3.51m (Max, restricted head height) )

A very light room with Velux windows, under eave storage, carpeted, door through to bedroom three.

### Shower Room

Shower cubicle, vanity wash hand basin, cupboard housing boiler, radiator, tiled walls and flooring.

### Front Garden

Area laid to lawn, fencing to boundary, mature shrubs, driveway for several cars leading to access to garage, pathway to the front door and around to the side of the property with access to the rear garden.

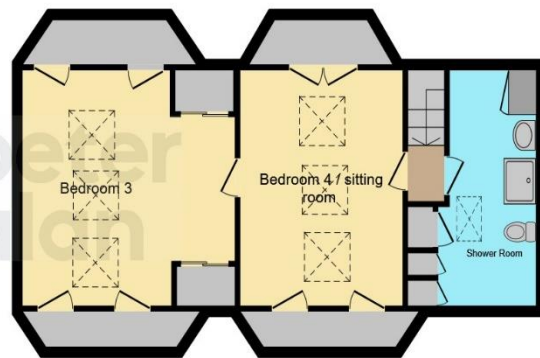
### Rear Garden

Generous rear garden with the potential to extend the property subject to the necessary planning applications. Mostly laid to lawn with patio area, mature apple trees, hedge and fencing to boundaries, shed, side gate to the front of the property.

## Floorplan



**Ground Floor**



**First Floor**

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