





4 Gildas Close, Llantwit Major

£285,000 Freehold

LOVELY SEMI DETACHED HOME. • 2026 UPVC. GCH COMBI. • 3 BEDS. KITCHEN/DINER. • GARAGE. DRIVEWAY. CLOAKS/WC. • UPVC WINDOWS AND DOORS. • SOUTHERLY PRIVATE GARDEN. • RARELY AVAILABLE. QUIET CUL DE SAC. • EPC D68. 2026 UPVC FRENCH DOORS.

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This very well presented SEMI DETACHED HOME WITH 2026 UPVC WINDOWS AND FRENCH DOORS, is rarely available in such a quiet location of the popular Pentre'r Cwrt development, within easy reach of the local shops, schools, amenities and the heritage Coastline and beach. Briefly the property comprises entrance hallway, cloakroom/WC, sitting room and KITCHEN/DINER with FRENCH DOORS leading to the garden. To the first floor are three bedrooms and a family bathroom. Outside to the front is an open plan garden with a DRIVEWAY and GARAGE, and an enclosed PRIVATE SOUTHERLY GARDEN to the rear. The property enjoys 2026 UPVC double glazed windows and French doors and gas central heating with a COMBINATION BOILER (circa 2020). Viewings highly recommended to fully appreciate the position, sunny garden, and presentation.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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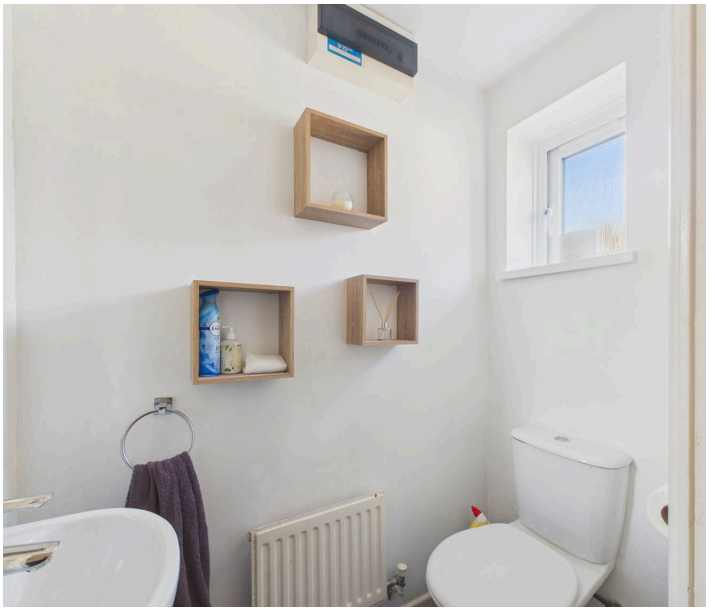


GROUND FLOOR

Entrance Hallway
UPVC opaque glazed front entrance door. Timber effect flooring. Radiator. Stairs to first floor. Doors to cloakroom/WC and sitting room.

Cloakroom/WC
UPVC opaque window to front. Radiator. Low level WC. Wall mounted wash hand-basin. Ceramic floor tiles. Partially tiled walls.

Sitting Room
15' 2" x 15' 1" (4.62m x 4.60m)
UPVC window to front. Radiator. Timber effect flooring. Door to kitchen/diner.



Kitchen/Diner
14' 11" x 10' 1" (4.55m x 3.07m)
UPVC window to rear. UPVC glazed French doors to rear. Fully fitted kitchen comprising eye level units, base units with drawers and work surfaces over. Inset stainless steel sink with mixer taps. Vinyl floor tiles. Space for white goods. Electric cooker and hood. Partially tiled walls. Partially tiled walls. Radiator. Space for table and chairs. (please note the original boiler is still present in kitchen but isolated and not in use. the new boiler is on the first floor).



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I lroom and bathroom. Fitted cupboard. Loft access. Airing cupboard with Baxi (circa 2020) combination

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FIRST FLOOR

Landing
Doors to bedroom and bathroom. Fitted cupboard. Loft access. Airing cupboard with Baxi (circa 2020) combination boiler providing the central heating and hot water. UPVC window to side.

Master bedroom
12' 4" x 8' 3" (3.76m x 2.51m)
UPVC window to rear. Radiator. Built-in wardrobe.

Bedroom Two
10' 11" x 8' 5" (3.33m x 2.57m)
UPVC window to front. Radiator.

Bedroom Three
9' 1" x 6' 6" (2.77m x 1.98m)
UPVC window to rear. Radiator.

Family Bathroom
5' 5" x 6' 1" (1.65m x 1.85m)
UPVC opaque window to front. Heated towel rail. Pedestal wash hand-basin with mixer tap. Low level WC. Panelled bath with mixer shower over. Ceramic floor tiles. Ceramic wall tiles.





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GARDEN

Front - garden area laid to lawn. Rear Garden - Enclosed laid to lawn, sunny aspect. Gate to rear.

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