





5 Grange Gardens, Llantwit Major

£350,000 Freehold

DETACHED FAMILY HOME. • 5 BEDROOMS. EPC D65. • 2 RECEPTION ROOMS. • DRIVEWAY FOR 2 CARS. • NO FORWARD CHAIN. • GARAGE. CLOAKROOM/WC. • POTENTIAL TO MODERNISE. • QUIET CUL DE SAC LOCATION.

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NO FORWARD CHAIN with this family home which lies in a very popular quiet cul de sac location of Llantwit Major, Vale of Glamorgan. This is truly a SPACIOUS DETACHED FAMILY HOUSE and is within walking distance of local shops, schools and amenities, train and bus stations and within easy reach of the Heritage Coastline and beach. The property enjoys gas central heating with a combination boiler, and UPVC double glazed windows and doors. Briefly the property comprises entrance porch and hallway, sitting room, dining room, kitchen, rear hallway, and cloakroom/WC to the ground floor. To the first floor there are five bedrooms and a family bathroom. Externally there is a driveway for 2 cars to the front and integral garage, and a rear garden laid to lawn with paved seating area. Viewings are highly recommended to fully appreciate the potential to modernise, spacious living and mature location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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GROUND FLOOR

Entrance Porch
5' 1" x 9' 4" (1.55m x 2.85m)
UPVC entrance doors and to hallway.

Hallway
Doors to sitting room and kitchen. Under stairs cupboard.

Sitting Room
13' 0" x 14' 7" (3.96m x 4.45m)
UPVC window to front. Double doors to dining room. Radiator.

Dining Room
9' 4" x 10' 10" (2.85m x 3.30m)
Patio doors to rear garden. Radiator.

Kitchen
9' 1" x 10' 9" (2.77m x 3.28m)
UPVC window to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Door to rear hallway. Stainless steel sink with mixer tap. Wall mounted gas combination boiler providing the central heating and hot water. Eye level oven and grill. Inset gas hob.





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Hallway
UPVC door to rear. Doors to cloakroom/WC and garage.

Cloakroom/WC
5' 2" x 5' 2" (1.58m x 1.58m)
UPVC window to rear. Low level WC. Wash hand basin.

FIRST FLOOR

Landing
7' 8" x 14' 3" (2.34m x 4.34m)
Doors to bedrooms and family bathroom.

Bedroom
8' 0" x 7' 2" (2.44m x 2.18m)
UPVC window. Radiator.

Bedroom
10' 11" x 11' 6" (3.33m x 3.51m)
UPVC window. Radiator. Built in wardrobes.

Bedroom
9' 7" x 10' 11" (2.92m x 3.33m)
UPVC window. Radiator. Built in wardrobes.

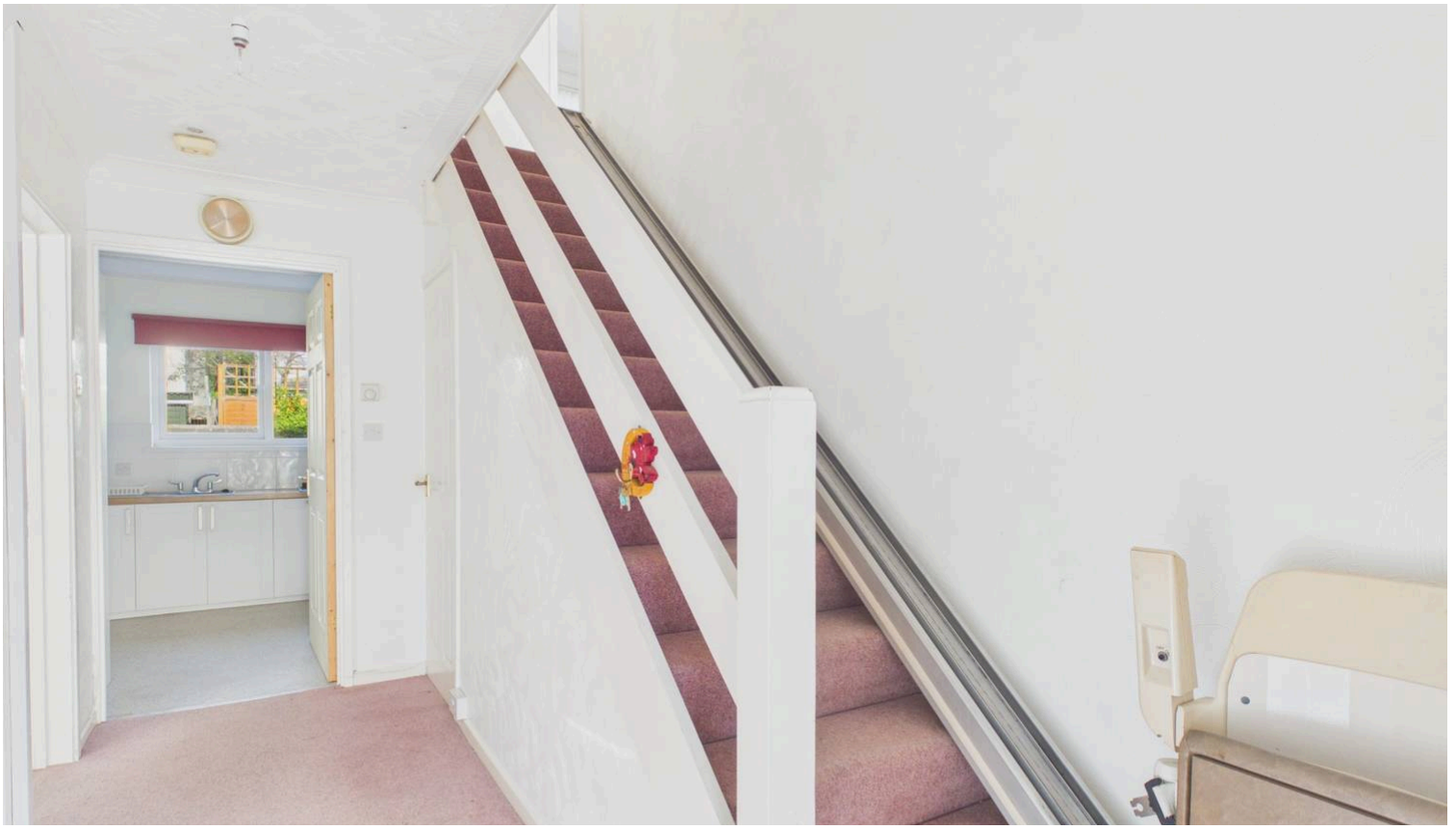
Bedroom
7' 8" x 8' 4" (2.34m x 2.54m)
UPVC window. Radiator.

Bedroom
13' 0" x 8' 3" (3.96m x 2.52m)
UPVC window. Radiator. Built in wardrobes.





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Family Bathroom
6' 7" x 6' 11" (2.01m x 2.11m)
UPVC opaque window to rear. Panelled bath. Wash hand basin. Low level WC. Shower enclosure for the less able, with mixer shower.





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GARDEN

Rear Garden - enclosed, side access, laid to lawn. paved area for table and chairs etc.

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