





The Bungalow Ham Lane South

Llantwit Major, Llantwit Major

A rare opportunity to acquire a detached bungalow located in one of the most sought after locations in Llantwit Major, Vale of Glamorgan, within walking distance of local shops, schools, amenities and the Heritage Coastline and beach. The Bungalow briefly comprises entrance hallway, sitting room, dining room, three bedrooms, bathroom and kitchen. Outside there are mature gardens to the front and rear, driveway and garage. The property enjoys UPVC windows and doors and no forward chain. Please note there is gas to the property - should a buyer wish to upgrade to a gas central heating system. Viewings are highly recommended to fully appreciate the mature gardens, location in the south part of town and the potential to further modernise.

Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: EPC Environmental Impact Rating:

- DETACHED BUNGALOW.
- RARELY AVAILABLE.
- SOUGHT AFTER LOCATION OF TOWN.
- UPVC. GAS TO THE PROPERTY.
- 3 BEDROOMS.
- NO FORWARD CHAIN.
- SUPERB GARDENS.
- DRIVEWAY. GARAGE.
- EPC F34.





Entrance Hallway

UPVC opaque glazed front entrance door. Storage heater. Doors to bedrooms, dining room, bathroom, sitting room and kitchen.

Bedroom 1

12' 11" x 9' 11" (3.94m x 3.02m)

UPVC bay window to front. Storage heater.

Bedroom 2

12' 1" x 12' 7" (3.68m x 3.84m)

UPVC window to side. Storage heater. Built in wardrobes.

Bedroom 3

6' 5" x 9' 4" (1.96m x 2.84m)

UPVC window to rear. Electric radiator.

Family Bathroom

9' 5" x 5' 11" (2.87m x 1.80m)

UPVC opaque window to rear. Pedestal wash hand basin. Low level WC. Panelled bath. Shower enclosure with electric mixer shower.

Dining Room

11' 8" x 9' 9" (3.56m x 2.97m)

UPVC window to front. Storage heater.

Sitting Room

12' 1" x 13' 8" (3.68m x 4.17m)

UPVC bay window to front. Storage heater. Gas fire with fireplace surround.

Kitchen

12' 3" x 9' 6" (3.73m x 2.90m)

UPVC window to rear. UPVC opaque glazed door to side. Electric hob. Eye level oven and grill. Stainless steel sink with mixer tap. Storage heater.





GARDEN

Front – an enclosed garden laid to lawn with mature borders. Rear garden – and enclosed garden laid to lawn with shed, greenhouse and outbuilding acting as a utility room with WC.

DRIVEWAY

3 Parking Spaces

Driveway providing ample off road parking. With wrought iron gates.

GARAGE

Single Garage

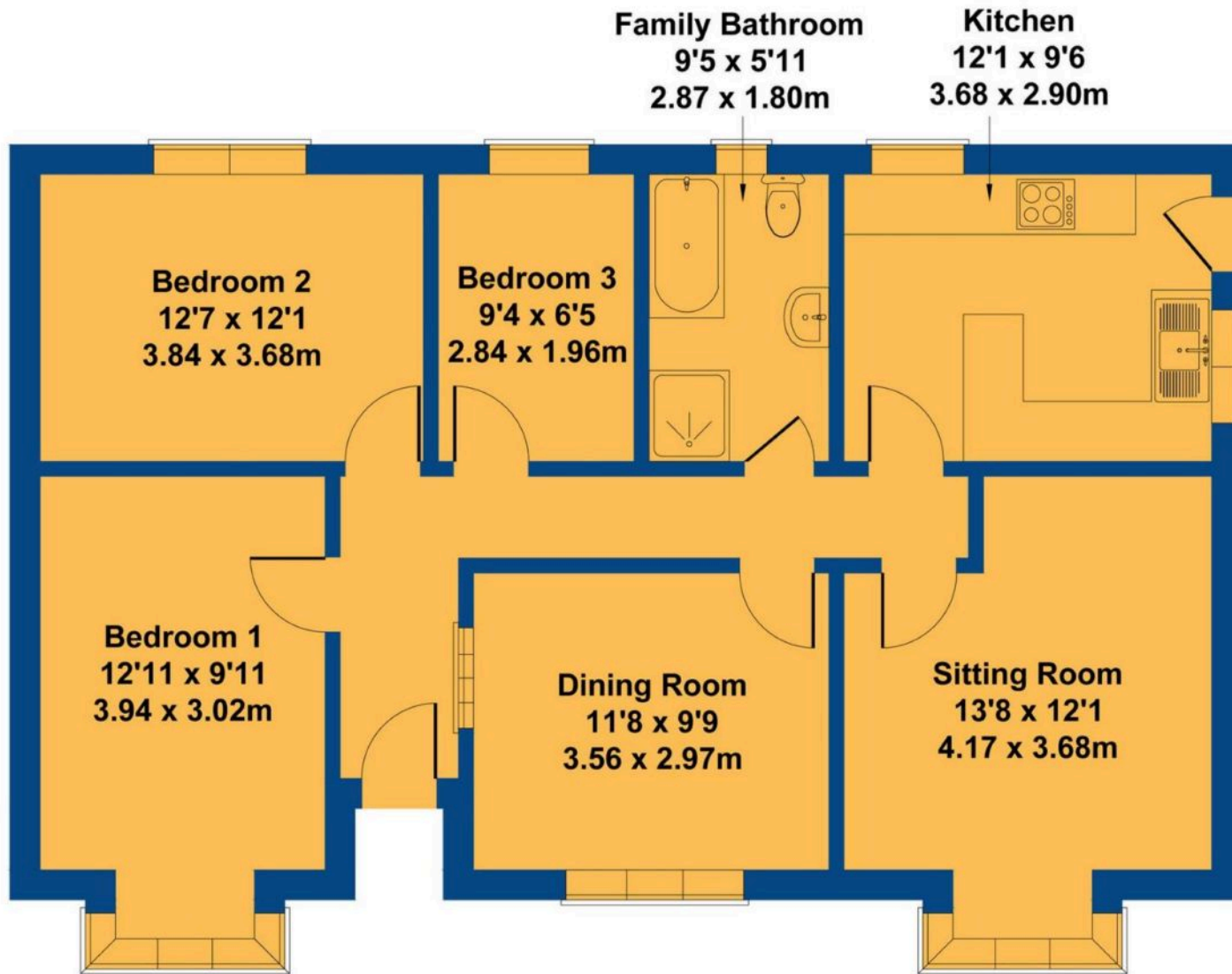
Garage with an up and over door. Providing space for one car.





The Bungalow

Approximate Gross Internal Area
883 sq ft - 82 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.