





# 1 Whitehouse Close Flanders Road

Llantwit Major, Llantwit Major

In one of the most sought after locations in the Vale of Glamorgan, stands this extended detached family home. 1 Whitehouse Close, Llantwit Major, is within walking distance of local shops, schools, amenities, train and bus stations and the Heritage Coastline with its beaches. The property which is circa 2,000 square foot, comprises; entrance porch and hallway, sitting room, kitchen, utility room, dining room, cloakroom/WC and conservatory to the ground floor. To the first floor there are four bedrooms with two en-suite shower rooms and a family bathroom. Outside to the front is a gated driveway, garage, and garden overlooking the idyllic sheep field and Ogney Brook, and to the rear is a private mature garden. The property enjoys gas central heating, and UPVC windows. Viewings are highly recommended to fully appreciate the stunning 'village' location and spacious rooms throughout thanks in part to the two story extension.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





# 1 Whitehouse Close Flanders Road

Llantwit Major, Llantwit Major

- DETACHED FAMILY HOME.
- 4 BEDROOMS. 3 BATHROOMS.
- UTILITY. 2 RECEPTION ROOMS.
- EXTENDED.
- DRIVEWAY. GARAGE.
- CONSERVATORY.
- SOUGHT AFTER WEST END LOCATION.
- CIRCA 2,000 SQUARE FOOT.
- EPC D63.





## GROUND FLOOR

### Entrance Porch

Opaque glazed front entrance door and door to entrance hallway.

### Entrance Hallway

11' 0" x 8' 4" (3.35m x 2.54m)

Stairs to first floor. Ceramic floor tiles. Radiator. Doors to dining room, sitting room, kitchen and cloakroom/WC.

### Cloakroom/WC

2' 7" x 6' 0" (0.79m x 1.83m)

UPVC opaque window to front. Low level WC. Wash hand basin. Radiator.

### Dining Room

12' 3" x 17' 10" (3.73m x 5.44m)

UPVC bay window to front. Radiator. UPVC window to side. Ceramic floor tiles. Glazed door to utility room.

### Utility Room

6' 1" x 12' 9" (1.85m x 3.89m)

UPVC window to rear. Fitted wall and base units with work surfaces over. Inset stainless steel sink. Space for white goods. Ceramic floor tiles. Wall mounted gas boiler providing the central heating and hot water. Under stairs cupboard.

### Conservatory

7' 11" x 19' 11" (2.41m x 6.07m)

UPVC French doors to rear. Ceramic floor tiles.

### Kitchen

8' 10" x 14' 10" (2.69m x 4.52m)

Window to rear. Ceramic floor tiles. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl sink with mixer tap. Eye level oven and grill. Gas hob with hood. Integrated dish washer. Space for white goods. Door to sitting room.





### **Sitting Room**

21' 9" x 19' 2" (6.63m x 5.84m)

UPVC bay window to front. Radiators. Coal effect gas fire with surround. L-shaped room. Bespoke fitted bookcase.

### **FIRST FLOOR**

#### **Landing**

Loft access. Doors to bedrooms and family bathroom. Airing cupboard.

#### **Bedroom 2**

9' 2" x 14' 3" (2.79m x 4.34m)

UPVC window to front. Radiator. Built in wardrobe. Door to en-suite.

#### **En-Suite**

5' 6" x 8' 3" (1.68m x 2.51m)

Panelled bath with electric mixer shower over and telephone style shower attachment. Low level WC. Wash hand basin. Ceramic floor tiles. Radiator. UPVC opaque window to rear.

#### **Bedroom 4**

8' 10" x 7' 8" (2.69m x 2.34m)

UPVC window to rear. Radiator.

#### **Bedroom 3**

7' 10" x 11' 8" (2.39m x 3.56m)

UPVC window to front. Radiator.

#### **Bedroom 1**

12' 8" x 20' 5" (3.86m x 6.22m)

UPVC windows to front and rear. Radiators. Door to en-suite.

#### **En-Suite**

5' 8" x 5' 11" (1.73m x 1.80m)

UPVC window to rear. Low level WC. Radiator. Shower enclosure with electric mixer shower. Ceramic floor tiles. Wash hand basin with mixer tap. Partially tiled walls.





## **GARDEN**

Front - a low maintenance garden with stone boundary walls. Mature tree. Opposite idyllic sheep field and brook. Rear Garden - an enclosed private garden with mature trees and paved areas for table and chairs etc.

## **GARAGE**

Single Garage

16'x10' garage with up and over door and power and lighting. Window and door to rear garden. Loft access.

## **DRIVEWAY**

2 Parking Spaces

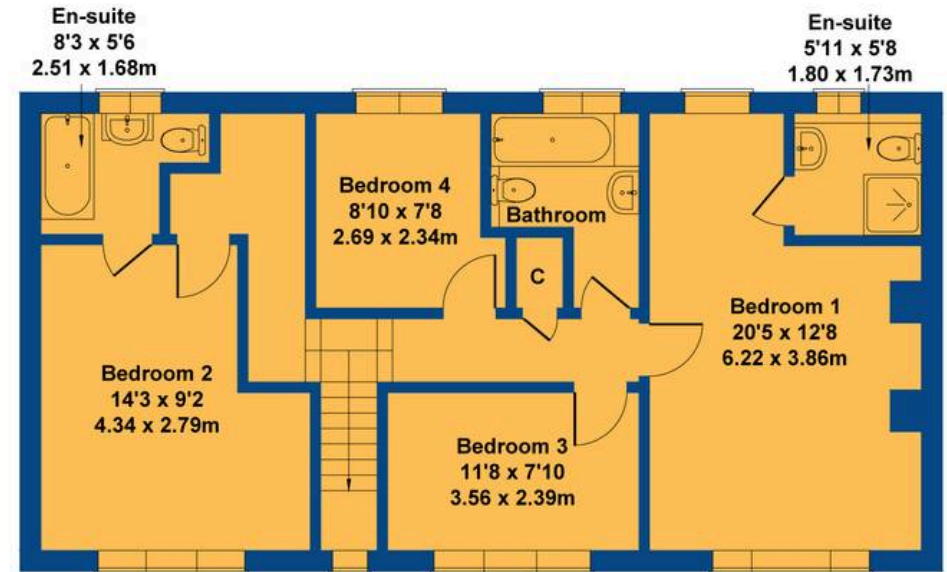
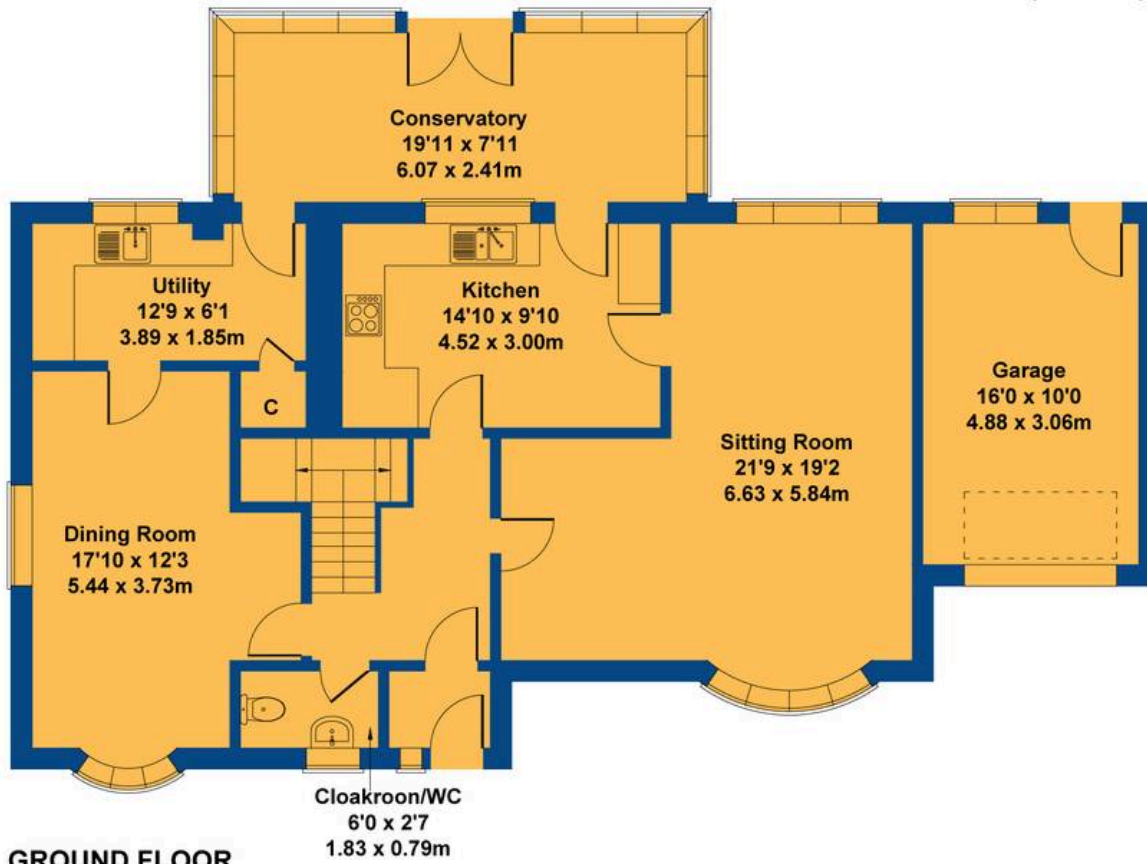
Gated driveway for at least 2 cars.





# 1 Whitehouse Close

Approximate Gross Internal Area  
2120 sq ft - 197 sq m



Not to Scale. Produced by The Plan Portal 2025  
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