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Nant-Yr-Adar, Llantwit Major

£435,000

peter alan

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About the property

A spacious and well-presented detached family home, which has been thoughtfully extended to provide generous and versatile accommodation throughout. The property occupies a pleasant position within a quiet close and enjoys a lovely rural outlook to the rear.

Situated within a sought-after residential area of Llantwit Major, the property is conveniently located for the town's range of amenities, including a variety of shops, schools, recreational facilities and the local railway station, which provides links to Cardiff and the Valleys Line. Junction 35 of the M4 is approximately 9 miles away, whilst Cardiff Wales Airport at Rhoose is approximately 7 miles distant.

The accommodation briefly comprises, hallway, kitchen, two reception rooms, conservatory, utility room, four / five bedrooms including a master bedroom with en-suite shower room, bedroom two with a dressing room (which could be used as another bedroom, family bathroom and cloakroom.

The property also benefits from an integral garage, driveway parking and a particularly attractive private south-facing rear garden with rural views beyond.

Viewing is strongly recommended to fully appreciate the size, versatility and many benefits this property has to offer.

Accommodation

Hallway
Wood flooring, useful storage area . Single radiator. Staircase rising to the first floor. Internal doors leading to ground floor rooms

Cloakroom
Laminate flooring. Opaque double glazed window to the side. Fitted low-level WC and large wall-mounted wash hand basin. Small radiator.

Lounge
Two UPVC double glazed windows overlooking the front garden, one incorporating a useful window seat. Feature fireplace with granite hearth and coal-effect gas fire. Coved ceiling. Radiators. Bespoke fitted unit with cupboards. Double doors opening into the dining room.

Dining Room
Radiator. Recessed built-in cupboard with wall light. Laminate wood flooring. Internal door leading to the kitchen. Doors opening to the conservatory.

Conservatory
Added by the current owners in 2016. Providing access and views over the rear garden and patio area and countryside views beyond.

Kitchen
Reconfigured by the current owners. with UPVC double glazed window overlooking the rear garden and rural fields beyond. Fitted kitchen comprising a range of wall and base units with work surfaces and ceramic tiled surrounds. Sink unit. Integrated appliances including gas hob with chrome extractor hood, integrated oven. Internal doors leading to the hallway and useful utility room. External door providing access to the rear garden.

Internal











Utility Room

UPVC window overlooking the rear. Fitted wall and base units with single drainer sink unit and ceramic tiled surrounds. . Space and plumbing for washing appliances..

First Floor Landing

Airing cupboard housing copper hot water cylinder with shelving. Access hatch to loft space. Doors leading to all bedrooms and family bathroom.

Master Bedroom

UPVC double glazed window to the rear enjoying a picturesque outlook over the garden and attractive rural views beyond. Fitted wardrobe together with useful above-stairs cupboard providing shelving and hanging space. Panel radiator. Door leading to the en-suite shower room.

En-Suite

UPVC window to the rear with fitted louvre-style shutters. Double shower cubicle with overhead shower. Period-style pedestal wash hand basin and high-level flush WC. Chrome ladder-style heated towel radiator. Wall-mounted heater and extractor fan.

Bedroom Two

UPVC double glazed window to the front. Twin built-in double wardrobes with hanging space and shelving. Panel radiator. Access through to dressing room /Bedroom 5.

Bedroom Three

Dormer UPVC window overlooking the front.. Panel radiator.

Bedroom Four

UPVC double glazed window to the front.. Panel radiator.

Dressing Room / Bedroom Five

UPVC double glazed window to the rear enjoying a similar attractive outlook to the master bedroom. Fitted wardrobe with hanging space. Panel radiator

Family Bathroom

Opaque UPVC double glazed window to the side. Fully fitted suite comprising steel panel bath with electric shower over and mixer taps, wash hand basin and WC. Chrome heated towel radiator. Ceramic tiled walls.

External

Approached via a driveway leading to the single integral garage. Driveway provides parking for two, possibly three, vehicles. Low-maintenance front garden with paved areas and decorative chippings. Covered entrance porch with inset side gate providing access to the rear garden.
The Rear garden enjoys a private position on a level, south-facing plot of excellent proportions, measuring approximately 40ft in width. The garden features a fully paved patio terrace, outside tap and attractive rural outlook beyond.







Integral Garage

Integral single garage with up-and-over door. Power and lighting connected.

Additional Information

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

28 DAY EXCHANGE REQUIRED FROM DATE SALE AGREED

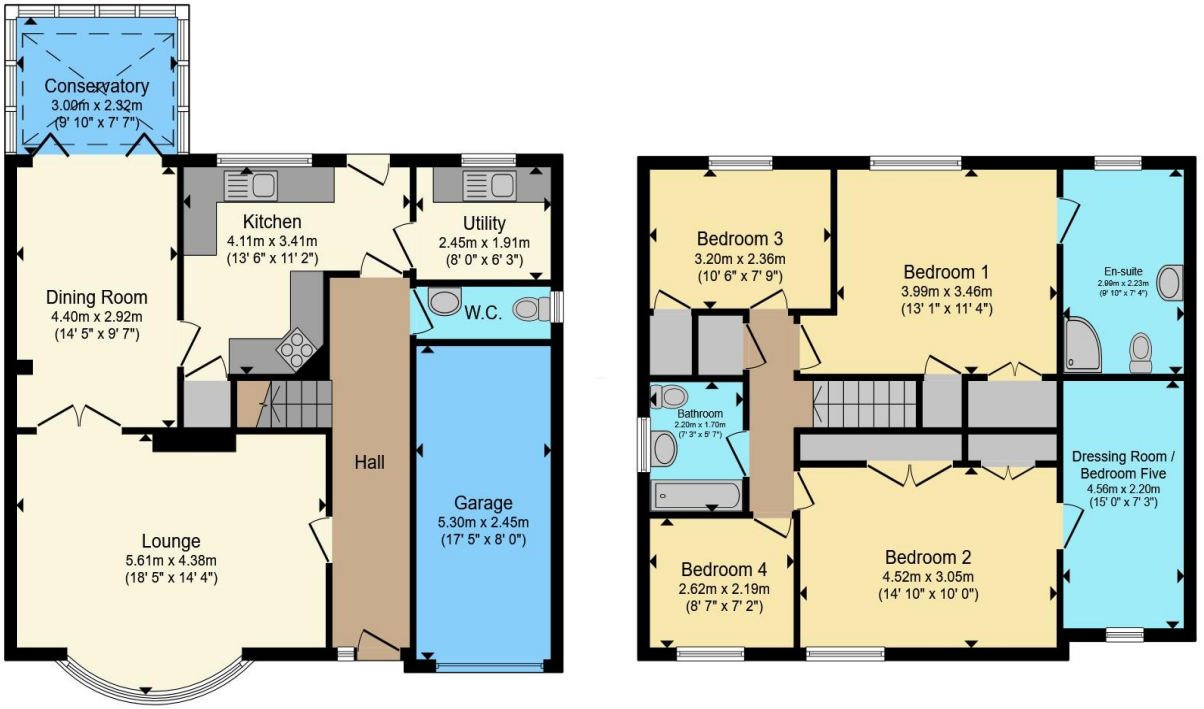








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Ground Floor **First Floor**

Total floor area 165.6 m² (1,782 sq.ft.) approx

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Important Information

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