

4 Windmill Close

Llantwit Major, CF61 2SW

Offers In Excess Of £575,000

HARRIS & BIRT

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A spacious detached dormer bungalow with an additional two bedroom self contained annex set within the heart of Llantwit Major. Spacious and flexible accommodation briefly comprises: entrance hall, living room, office/bedroom, kitchen/dining/family room, utility room and shower room on the ground floor. Upstairs offers a spacious master bedroom, two further bedrooms and a bathroom. The annex has a kitchen/dining room, living room, two bedrooms and a bathroom all to one floor and offers the benefit of generating an income through rental/holiday let or for use as multigenerational living due to access through the garden. Outside enjoys off road, driveway parking for several vehicles to the front and a sizeable and private garden to the rear.

Windmill Close is within easy walking distance of the heart of the historic old town of Llantwit Major with it's narrow winding streets, church and extensive range of modern facilities including well regarded schooling for all ages, a wide range of shops both national and local, library, doctors surgery, sporting and recreational facilities. Llantwit Major is one of the few towns in the Vale of Glamorgan where you can commute by train on the coastal line which runs between Bridgend and Cardiff. Easy access to the major road network brings major centres including the capital city of Cardiff within comfortable commuting distance.

- Detached Dormer Bungalow
- Open Plan Kitchen/Dining/Family Room
- Flexible Living Facility
- Solar Panels
- Good School Catchments
- Six Bedrooms including the Annex
- Detached Two Bedroom Annex
- Plenty Of Off Road Parking
- Walking Distance to Llantwit Major Centre
- EPC Rating: D

Accommodation

Ground Floor

Entrance Hall 11'1 x 13'11 (3.38m x 4.24m)
Accessed via UPVC front door with obscure glazed vision panel. Full length obscure glazed window to side. Parquet flooring. Skimmed walls. Coved and skimmed ceiling. Doors to all ground floor rooms.

Living Room 14'4 x 27'8 (4.37m x 8.43m)
UPVC window to front. UPVC French doors to the rear patio. Parquet flooring. Combination of skimmed and papered walls. Coved and skimmed ceiling. Pendant ceiling lighting. Radiator. Wood burning stove set on a slate hearth.

Kitchen/Dining/Family Room 28'4 x 30'7 (8.64m x 9.32m)
Modern fitted kitchen with features to include: a range of wall and base units set under and over laminate wood effect worktops and matching upstands. 1.5 sink bowl and drainer with curved mixer tap. Integrated double oven. Integrated fridge/freezer. Integrated dishwasher. Kitchen island with solid wood worktop and breakfast bar. Integrated five ring induction hob. Ceiling mounted extractor fan over. Tiled floor. Skimmed walls. Coved and skimmed ceiling. Pendant ceiling lighting. Inset ceiling spot lighting. UPVC obscure double glazed door to front and rear.

Utility 10'10 x 20'5 (3.30m x 6.22m)
Former garage converted into a large utility space. UPVC double glazed windows to front. Vinyl flooring. Skimmed walls and ceiling. Pendant ceiling light. A range of wall and base units with laminate effect worktops. Tiled splashbacks. Space for washing machine and tumble dryer. Extractor fan. Boiler housed to wall. Door to shower room.

Shower Room 10'10 x 6'4 (3.30m x 1.93m)
Three piece suite in white comprising shower cubicle with shower head behind glass screen. Low level WC and wash hand basin set into vanity unit. Tiled flooring with underfloor heating. Tiled walls. Skimmed ceiling. Inset ceiling spotlighting. UPVC double obscure glazed window to rear. Extractor fan. Heated towel rail.

Office/Bedroom 11'1 x 11'9 (3.38m x 3.58m)
UPVC double glazed window to rear. Parquet flooring. Skimmed walls. Coved and skimmed ceiling. Pendant ceiling light.

First Floor

Landing 6'11 x 6'4 (2.11m x 1.93m)
Stairs leading up from ground floor. Fitted carpet. Skimmed walls and ceiling. Pendant ceiling lighting. Doors to all first floor rooms.

Master Bedroom 13'6 x 12'6 (4.11m x 3.81m)
UPVC windows to front and side. Fitted carpet. Skimmed and papered walls. Skimmed ceiling. Pendant ceiling lighting. Built-in eaves storage.

Bedroom Two 16'6 x 6'7 (5.03m x 2.01m)
UPVC windows to front. Fitted carpet. Skimmed walls. Skimmed ceiling. Pendant ceiling lighting. Built-in eaves storage.

Bedroom Three 10'2 x 8'1 (3.10m x 2.46m)
UPVC windows to rear. Fitted carpet. Skimmed walls. Skimmed ceiling. Pendant ceiling lighting. Built-in eaves storage.

Family Bathroom 8'11 x 6'4 (2.72m x 1.93m)
Three piece suite in white comprising panelled bath with mixer tap and chrome shower fitments. Low level WC. Pedestal wash hand basin. Grey wood effect

flooring. Part tiled, part skimmed walls. Skimmed ceiling. Pendant ceiling lighting. Extractor fan. Heated towel rail. UPVC obscure glazed window to rear.

Outside

Gardens & Grounds

The front garden is accessed via double gated entrance onto brick paved driveway offering off road parking for several vehicles. Area laid to lawn with mature shrubbery.

The rear garden is mainly laid to lawn with a patio laid terrace, accessed via the living room and kitchen; a great space for outside entertaining. Well-established gardens with patio laid path leading down to storage sheds to the rear. Fenced and block borders with a combination of feather edge fencing to the rear and concrete block to the side with wooden trellis. Wooden panels to side. Pretty stone chip borders. Mature shrubbery and hedging.

Annex

Hall 4'9" x 13'3" (1.45m x 4.04m)

UPVC front door with inset obscure glazed vision panel. Doors to all rooms. Vinyl flooring. Carpet flooring. Skimmed walls. Skimmed ceiling. Pendant ceiling lighting.

Kitchen/Dining/Living Room 18'1" (max) x 15'9" (5.51m (max) x 4.80m)

A range of wall and base units with solid wood worktops. Inset stainless steel wash hand basin. Tiled flooring to kitchen. Skimmed walls and ceiling. Inset ceiling spotlighting. Living/dining room with vinyl and carpet flooring. Double glazed French doors from dining area lead to front terrace. Boiler housed to wall. Space for dining table and chairs. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling lighting. UPVC double glazed windows to front.

Utility 5'10" x 4'3" (1.78m x 1.30m)

Plumbing for washing machine and sink. Space for utility appliances.

Annex Bedroom One 11'9" x 9'8" (3.58m x 2.95m)

UPVC double glazed window to side. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling lighting.

Annex Bedroom Two 11'5" x 9'8" (3.48m x 2.95m)

UPVC double glazed windows to side. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light.

Bathroom 6'6" x 6'1" (1.98m x 1.85m)

Three piece suite in white comprising corner shower cubicle with shower head attachment. Low level WC. Pedestal wash hand basin. Tiled flooring. Combination of skimmed and tiled walls. Inset ceiling spotlighting. UPVC double glazed opaque window to rear. Heated towel rail.

Services

All mains services connect to the property. Solar panels with two batteries for strong electricity, to the annex roof, provide a feed-in tariff back to the grid and provides electric to the main house.






















Abigail



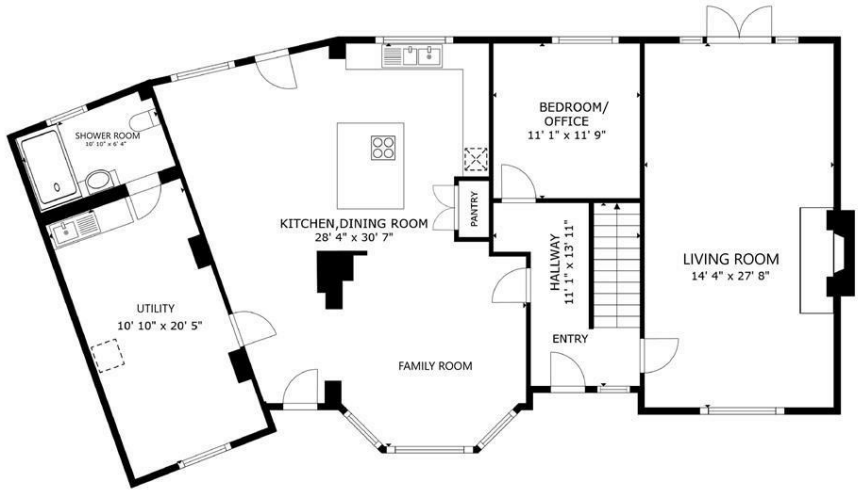












FLOOR 1

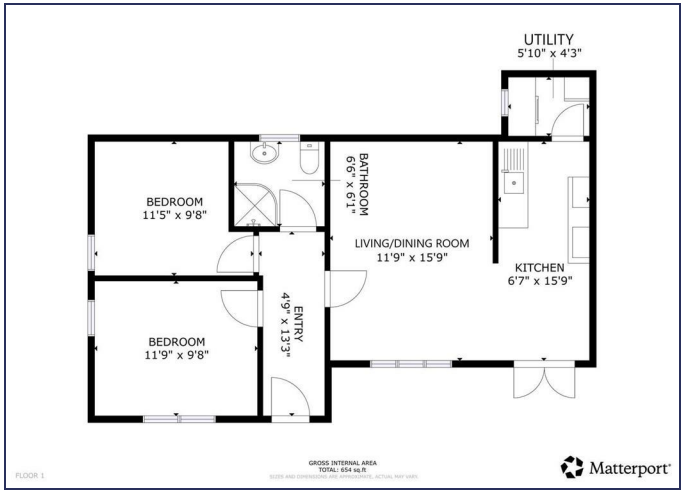


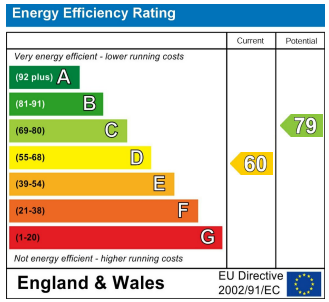
FLOOR 2

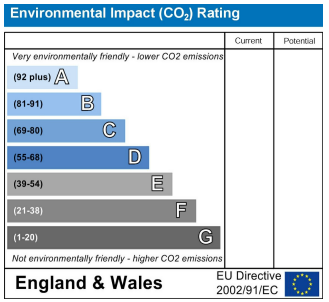
GROSS INTERNAL AREA
FLOOR 1 1,618 sq.ft. FLOOR 2 595 sq.ft.
TOTAL : 2,213 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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