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10 Clos Y Wiwer

Llantwit Major

The Vale Of Glamorgan

CF61 2SG

10 Clos Y Wiwer

Asking price **£425,000**

An attractive Cotswold stone dressed, detached 4 bedroom family home that has been extensively upgraded within. Located favourably in the Pentre Cwrt development directly adjoining open playing fields beyond.

Stylishly presented accommodation throughout

Ground floor entrance hall, WC, front sitting room, rear kitchen/diner with utility and access to integral garage/store

3 first floor bedrooms, one currently a home office/study, family bathroom and en-suite shower room

Second floor fourth bedroom

Positioned within a popular, quiet residential cul-de-sac on the fringe of Llantwit Major town centre

Private, pavia driveway for two vehicles and EV charging port

Level, landscaped rear garden directly adjoining green open space





A part glazed composite front door opens into a stylishly tiled HALL with accents of panelling to walls, carpeted stairs rising to the first floor and WC with a continuation of the floor tiles, dado height panelling, wall-mounted sink with WC opposite and frosted window to the front above. The accommodation continues to a homely front SITTING ROOM with a warm toned wooden floor, bespoke fitted cabinet and cupboards with an inset media wall to the side. Natural light is drawn into the room from a frontward facing window. A part-glazed door from the hall links the rear KITCHEN/ DINER, to the left lies a two-tone Shaker style kitchen arranged in a 'U' shaped configuration, with cut stone countertops with undercabinet lights and ceiling spotlights over. Appliances to remain include an induction hob, high level oven/grill with warming drawer under and coffee machine over.

To the right lies a sociable DINING SPACE with the tiled flooring running seamlessly through the room. To the far wall, a stylish integrated dresser to match the kitchen design offers great storage. A very sociable space with great connectivity to the rear garden with a number of windows and a pair of French door leading straight out. A very practical BOOT/ UTILITY ROOM is beyond the dining area, fitted in the Shaker style units with open shelving over a countertop, storage and plumbed provision for white goods under. Further wall and base units are opposite with inset sink, part-frosted door to the side elevation and internal door to integral GARAGE STORE offering attic storage over with power and lighting present.

To the first floor are 3 of the 4 bedrooms, en-suite shower room and family bathroom. BEDROOM ONE is a well-balanced double with a feature panel wall, carpeted floor, integrated triple wardrobe and window

to the front. A door opens to the EN-SUITE SHOWER ROOM comprising a modern WC with frosted window over, fully tiled shower enclosure and an inset sink with quartz top and vanity storage under. BEDROOM TWO is a rear facing double with fitted carpet, elevated views overlooking the rear garden and open playing fields beyond. BEDROOM THREE is currently configured as a home office/study with fitted carpet, corner open shelving and window to the front. The well-appointed FAMILY BATHROOM has a luxurious and calming feel from the sandstone tiled flooring, wall-mounted light over the inset sink with quartz top and vanity storage under. A modern WC to the side has a frosted window above with a panelled bath, mains

fed shower and tiles surround. Stairs rise from the first floor landing up to BEDROOM FOUR with fitted carpet, pitched ceiling, Velux windows to both front and rear elevations, built-in wardrobes and dresser with extensive eaves storage.

Outside, a block pavia double driveway runs alongside a well kept lawn with manicured lollipop hedging. The rear garden has a very private and open feel, further enhanced as the property directly adjoins open green space. Landscaped with a sizeable grass lawn and multiple seating areas with decking and bark laid play zone. Quality timber fencing encloses all boundaries.





Directions

From Cowbridge take the Llantwit Major Road south. At Nash crossroads turn left. Continue on this road to the roundabout take the first exit left. At the next roundabout turn right into Pentre Cwrt development. At the next roundabout take the first exit onto Heol Y Fro, then second right onto Waun Gron, then next left onto Clos Y Wiwer. Proceed without deviation and No.10 will be on your right hand side (the second property from the end).
what3words: suits.caps.daisy

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band F
EPC Rating C

Viewing strictly by
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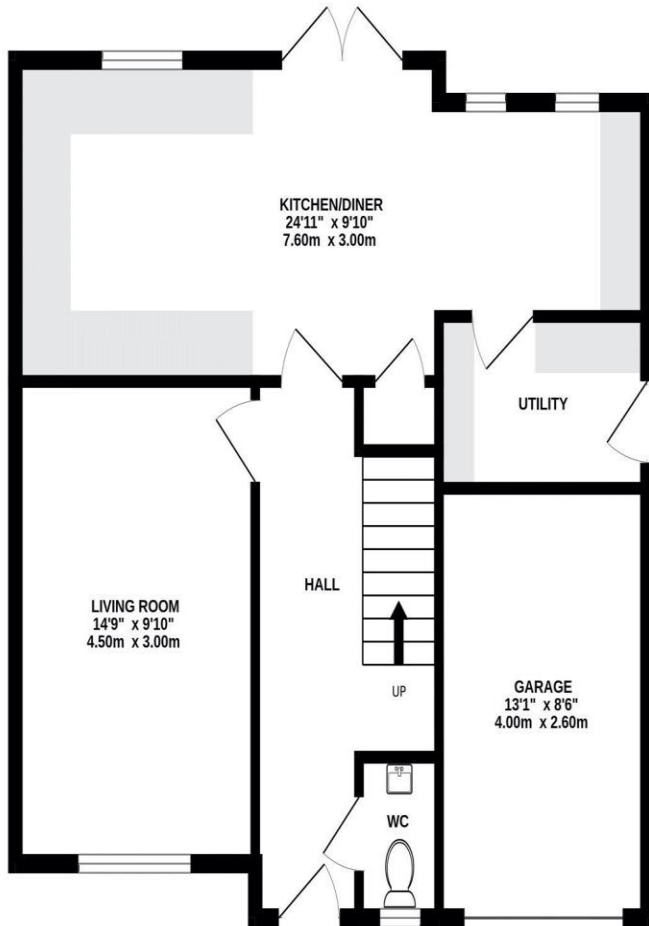


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

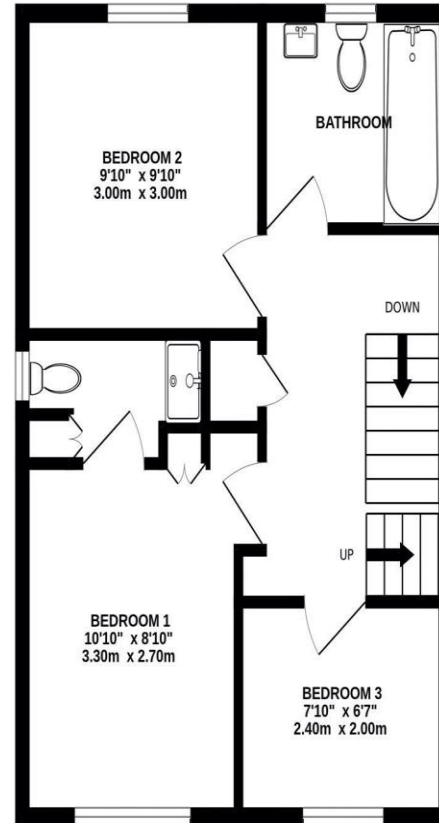
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



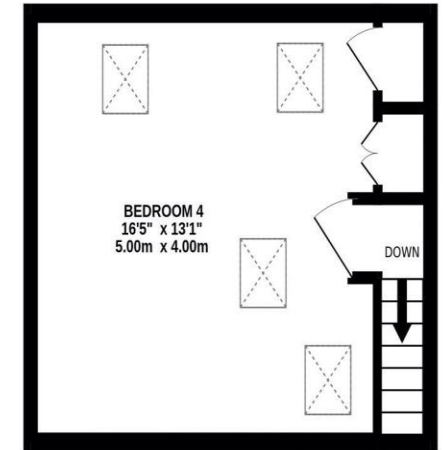
GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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