



Enhanced with Alby STREET 3D





## 11 Heol Pentre'r Felin

Llantwit Major, Llantwit Major

Renovated throughout to a high standard, stands this spacious (circa 137m<sup>2</sup>) detached family home located in a sought after quiet cul de sac position of Llantwit Major - within easy reach of local shops, schools and the Heritage Coastline and beach. Briefly the accommodation comprises entrance porch and hallway, sitting room, kitchen/diner, study/5th bedroom, utility room, cloakroom/WC and conservatory to the ground floor. The first floor offers four well proportioned bedrooms, a family bathroom and an EN-SUITE shower room to the master bedroom. Outside to the front is a driveway providing ample off road parking and GARAGE, with side access to the private and mature rear garden. The property enjoys UPVC windows and doors, marble work surfaces to the kitchen, and gas central heating with a combination boiler. Viewing are highly recommended to fully appreciate the quiet location, living space and the show home standard presentation.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## 11 Heol Pentre'r Felin

Llantwit Major, Llantwit Major

- DETACHED FAMILY HOME.
- SUPERB KITCHEN/DINER.
- IMPRESSIVE REAR GARDEN.
- DRIVEWAY FOR 3 CARS.
- UPVC. GCH COMBI. CLOAKROOM/WC.
- 4 BEDROOMS. STUDY/5TH BEDROOM.
- EPC D68. UTILITY ROOM.
- EN-SUITE. CONSERVATORY.
- QUIET CUL DE SAC LOCATION.







## GROUND FLOOR

### Entrance Porch and Hallway

UPVC opaque glazed front entrance door. Radiator. Stairs to first floor. Glazed door to sitting room. Opening to office/bedroom 5, and kitchen/diner.

### Study/Bedroom 5

7' 6" x 14' 10" (2.29m x 4.52m)

UPVC window to front. LVT flooring. Radiator.

### Kitchen/Diner

28' 1" x 10' 4" (8.56m x 3.15m)

A superb show home standard Wren fully fitted kitchen/diner comprising eye level units, base units with drawers and solid marble work surfaces over. LVT flooring. Eye level ovens x 2. Integral pantry, spice racks, dishwasher, full size fridge, full size freezer, and induction hob with extractor. Down lighting. Opening to utility room. Space for dining room table and chairs. Radiator. Patio doors to conservatory. One and a half bowl sink with Insinkerator. UPVC window to rear.

### Sitting Room

15' 5" x 12' 6" (4.70m x 3.81m)

UPVC window to front. Radiator. LVT flooring.

### Conservatory

10' 4" x 12' 8" (3.15m x 3.86m)

UPVC French doors to rear. Radiator. Ceramic floor tiles.

### Utility Room

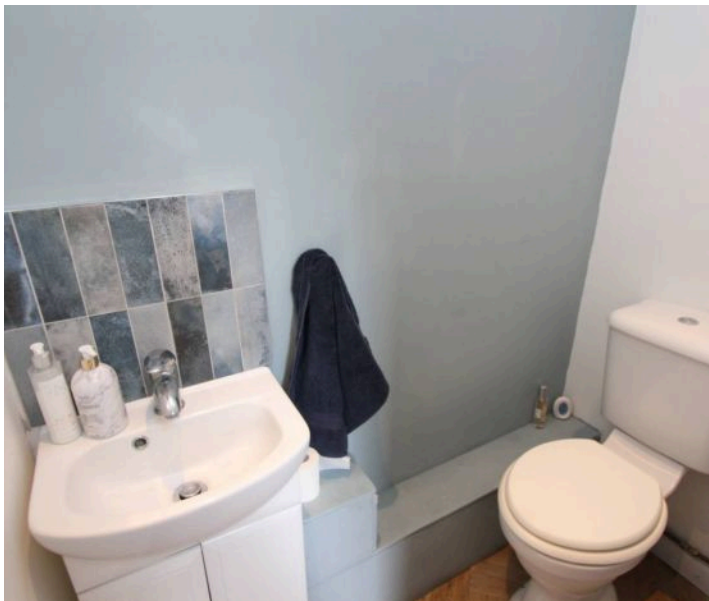
8' 1" x 9' 7" (2.46m x 2.92m)

UPVC French doors to rear. Radiator. Door to cloakroom/WC. LVT flooring. Velux to rear.

### Cloakroom/WC

5' 4" x 2' 9" (1.63m x 0.84m)

Radiator. Low level WC. Wash hand basin with mixer tap. LVT flooring.





## FIRST FLOOR

### Landing

Doors to bedrooms and bathroom. Loft access (attic contains the gas combination boiler which provides the central heating and hot water).

### Family Bathroom

6' 7" x 9' 8" (2.01m x 2.95m)

UPVC opaque window to rear. Vertical radiator. Jacuzzi panelled bath with mixer shower over. Down lighting. Low level WC. Wash hand basin with mixer tap. Ceramic floor tiles. Corner shower with mixer shower.

### Bedroom 1

13' 1" x 9' 10" (3.99m x 3.00m)

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

### En-suite

9' 10" x 6' 9" (3.00m x 2.06m)

UPVC opaque window to side. Low level WC. Two wash hand basins with mixer taps. Vertical radiator. Shower enclosure with mixer shower and rainfall shower. Down lighting. Partially tiled walls. Ceramic floor tiles.

### Bedroom 2

11' 7" x 10' 1" (3.53m x 3.07m)

UPVC window to front. Radiator.

### Bedroom 3

9' 2" x 9' 8" (2.79m x 2.95m)

UPVC window to rear. Radiator. Built in wardrobes.

### Bedroom 4

12' 1" x 8' 1" (3.68m x 2.46m)

UPVC window to rear. Radiator.







## **GARDEN**

Front garden - low maintenance with hedging. Rear garden - a sunny and impressive garden with mature trees and shrubs etc, laid mainly to lawn with decking area and paved area - providing areas for table and chairs etc. Bar. Water tap. Gate to side.

## **GARAGE**

Single Garage

Garage with electric roller door. Power and lighting. Attic storage (boarded).

## **DRIVEWAY**

3 Parking Spaces

Impressive driveway providing ample off road parking.













## Chris Davies Estate Agents

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

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://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.