



## Barons Close, Llantwit Major

guide price £365,000 - £375,000

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- Extended Four-bedroom semi-detached home with multiple, versatile living areas
- Spacious enclosed front and rear gardens with driveway and detached garage
- Family bathroom and Cloakroom
- Prime central location close to shops, schools, and the beach



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## About the property

Located in a prime central position within Llantwit Major, this well-presented four-bedroom semi-detached property offers generous living space, ideal for family life. Thoughtfully extended by the current owners approximately 19 years ago, the home combines modern comfort with versatile accommodation.

The ground floor features a welcoming entrance hallway, a cosy sitting room complete with a log burner, a separate dining room, and a spacious kitchen/dining area. Additionally, there is a playroom or flexible reception space.

Upstairs, the property offers four well-proportioned bedrooms and a large family bathroom.

Externally, the home boasts a driveway, a detached garage, and beautifully maintained front and rear gardens that are both spacious and enclosed—perfect for outdoor enjoyment.

Conveniently located within walking distance of local shops, schools, and amenities, the property also enjoys close proximity to the stunning Heritage Coastline and nearby beach.



### **First Floor Landing**

UPVC double glazed window to the rear, radiator, carpeted flooring. Doors to two bedrooms and access to a boarded loft space via pull-down ladder. Inner landing features an additional UPVC window to the rear and doors to two further bedrooms and the family bathroom.

### **Bedroom One**

14' 3" x 8' 5" ( 4.34m x 2.57m )  
UPVC double glazed window to the front, radiator, carpet, fitted wardrobes, cupboards, and a dressing table.

### **Bedroom Two**

13' 9" x 8' 10" max ( 4.19m x 2.69m max )  
UPVC double glazed window to the front, fitted wardrobes, radiator, carpeted flooring.

### **Bedroom Three**

10' 11" x 9' 1" ( 3.33m x 2.77m )  
UPVC double glazed window to the rear, radiator, carpeted.

### **Bedroom Four**

8' 1" x 8' 8" ( 2.46m x 2.64m )  
UPVC double glazed window to the rear, radiator, carpeted.

### **Bathroom**

Obscure UPVC double glazed window to the rear, vinyl flooring, and tiled walls. Fitted with a bath and overhead shower attachment, push-button WC, pedestal wash hand basin, and chrome ladder-style radiator.

### **External**

#### **Front Garden**

Spacious gated driveway providing parking for multiple vehicles. Mature hedgerow and shrubs line the boundaries, with areas laid to decorative stone and flower beds. Gated access to garage and rear garden.

#### **Rear Garden**

Mainly laid to lawn and patio, enclosed by walls and hedgerows with mature shrubs. Stone-built BBQ. Gate to front.

### **Entrance Hall**

Accessed via a UPVC double glazed front door with an obscure glazed side window. Features include a radiator, laminate flooring, and stairs rising to the first floor. Doors lead to the lounge and cloakroom.

### **Cloakroom**

Fitted with a push-button WC, wash hand basin, vinyl flooring.

### **Lounge**

17' 10" x 11' 11" ( 5.44m x 3.63m )  
UPVC double glazed window to the front aspect. Open fireplace with stone mantel and hearth. Radiator, carpeted flooring. Door to kitchen and UPVC sliding door to playroom.

### **Dining Room**

11' 4" x 10' 7" ( 3.45m x 3.23m )  
UPVC double glazed French doors leading to the rear garden. Radiator, laminate flooring, door to playroom.

### **Playroom**

11' 2" x 11' 3" ( 3.40m x 3.43m )  
UPVC double glazed French doors to the rear garden, radiator, carpeted flooring.

### **Kitchen / Breakfast Room**

20' 9" max x 17' 11" max ( 6.32m max x 5.46m max )  
Spacious kitchen/diner with UPVC double glazed window to the front, additional window to the side, and obscure glazed UPVC door to the rear.  
Fitted with wall and base units, stainless steel sink with drainer, splashback tiling, and extractor hood.  
Includes space for a range cooker, American-style fridge/freezer, and plumbing for a washing machine.  
Features a breakfast bar, radiator, and understairs storage. Doors lead to both the lounge and dining room.

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## Floorplan



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