4 Flanders Meadow

Llantwit Major, CF61 1QZ

Offers In The Region Of £735,000

HARRIS & BIRT

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A spacious detached property located on Flanders Meadow, a quiet and desirable cul de sac off Colhugh street to the south of Llantwit Major. The property has been stylishly refurbished throughout by the current owners and comprises entrance hall, sitting room, living room, WC and an impressive open plan kitchen/dining/family room with utility and storage to the ground floor. Upstairs offers master bedroom with walk-in wardrobe & en suite shower room, a further three bedrooms and a family bathroom. Outside enjoys the benefit of off road, driveway parking to the front and a pretty garden and patio to the rear.

With close proximity to the centre of Llantwit Major and within easy walking distance of the heart of the historic old town of Llantwit Major with it's narrow winding streets, church etc 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 etc. 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, Bridgend etc within comfortable commuting distance.

- Extended Detached Property
- Four Bedrooms
- Off Road, Driveway Parking
- Desirable Location
- EPC rating - C
- Stylish Renovation Throughout
- Open Plan Kitchen/Living/Dining Space
- Pretty Rear Garden
- Walking Distance To The Beach & Llantwit Town Centre

Accommodation

Ground Floor

Entrance Hall 7'6 x 20'8 (2.29m x 6.30m)
The property is entered into the hall, via solid front door with opaque glazed inset panels and windows to side. Stairs to first floor. Combination of Terrazzo tiled floor leading to wood block parquet floor. Radiators. Pendant ceiling light. Doors to all ground floor rooms.

Sitting Room 10'2 x 13'2 (3.10m x 4.01m)
Large window overlooking the front. Fitted carpet. Radiator. Pendant ceiling light.

WC 9'3 x 3'5 (2.82m x 1.04m)
Stylish WC with features to include: low level, hidden cistern WC and vanity unit containing counter top sink with mixer tap and storage underneath. Obscure glazed window to side. Decorative papered walls. Wall hung vertical towel warmer. Pendant ceiling light.

Living Room 11'11 x 15'0 (3.63m x 4.57m)
Glazed doorway from hall. Large window overlooking front. Continuation of wood block parquet flooring from entrance hall. Radiator. Pendant ceiling light. Concealed pocket doors into;

Kitchen/Dining/Family Room
A spacious and versatile room offering a stylish Wren kitchen with features to include a range of wall and base units with quartz worktops and tiled splashbacks. Inset double Belfast sink with curved mixer tap. Eyeline Zanussi oven and grill. Full length integrated fridge and full length integrated freezer behind matching decor doors. Pull out larder cupboard. Undercounter integrated dishwasher behind matching decor door. Large island with matching quartz worksurface offering overhang for breakfast bar seating and counter top four ring induction hob with built in extractor fan and decorative pendant lighting over. Run of sliding doors offering access onto the rear patio. Ample space for table and chairs to the dining area which flows through to the family room with feature fireplace containing freestanding Topstak Ironwood wood burning stove with tiled surround set on a slate hearth. Three Velux ceiling windows. Herringbone tiled floor. Ceiling spotlights. Door to utility room.

Utility Room 9'11 x 8'5 (3.02m x 2.57m)
Range of base cabinets to match kitchen with matching quartz work surfaces and tiled splashbacks. Inset Belfast sink with curved mixer tap. Terrazzo tiled floor. Wall hung vertical radiator. Window overlooking the rear garden. Ceiling spotlights. Door to;

Storage Room 10'8 x 8'5 (3.25m x 2.57m)
Useful storage room, formally the garage, with up and over electric door. Electric, Light and power.

First Floor

Landing 6'5 x 17'0 (1.96m x 5.18m)
Stairs from ground floor onto first floor landing with fitted carpet. Window overlooking front. Loft access hatch. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 12'2 x 12'10 (3.71m x 3.91m)
Large window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling light. Opening into to walk in wardrobe with shelving and wall light. Opening through to;

En Suite Shower Room 7'7 x 4'8 (2.31m x 1.42m)
Modern fitted suite with features to include; fully tiled walk-in shower with wall mounted, mains connected shower, rainfall shower head and further shower head fitment with glazed screen, vanity unit containing inset sink with hot and cold taps and storage underneath and low level, hidden cistern WC. Obscure glazed window to side. Part tiled walls. Tiled floor. Wall hung towel warmer in brass finish. Ceiling spotlights. Extractor fan.

Bedroom Two 10'3 x 12'5 (3.12m x 3.78m)
Large window overlooking rear garden. Recessed wardrobe. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 10'3 x 12'9 (3.12m x 3.89m)
Large window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

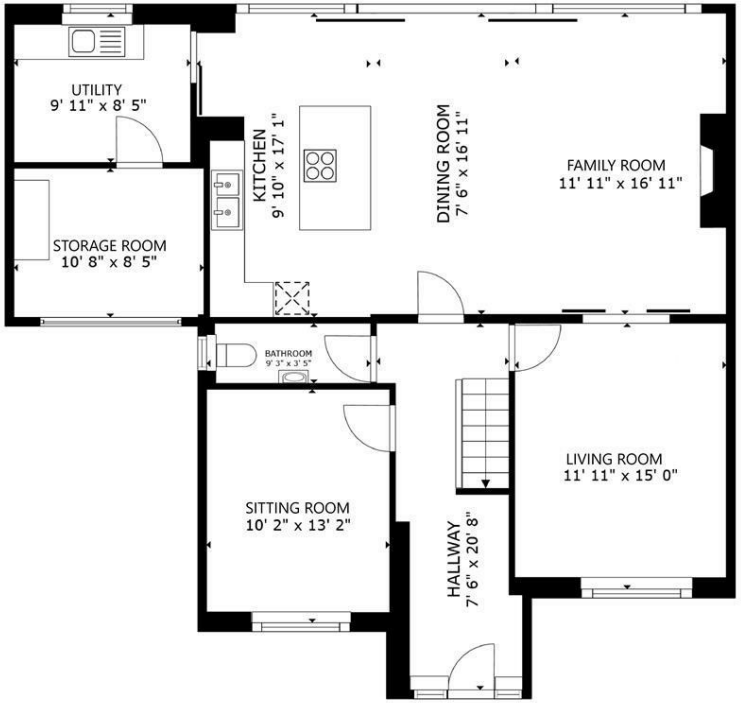
Bedroom Four 12'2 x 8'3 (3.71m x 2.51m)
Large window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 7'2 x 9'1 (2.18m x 2.77m)
Four piece suite in white with features to include; fully tiled shower cubicle with wall mounted mains connected shower and folding door, panelled bath with mixer taps and shower head fitment, vanity unit containing sink with hot and cold taps and storage underneath and low level, dual flush WC. Window overlooking rear garden. Fully tiled walls. Wood effect vinyl floor. Wall hung vertical towel warmer. Pendant ceiling lights.

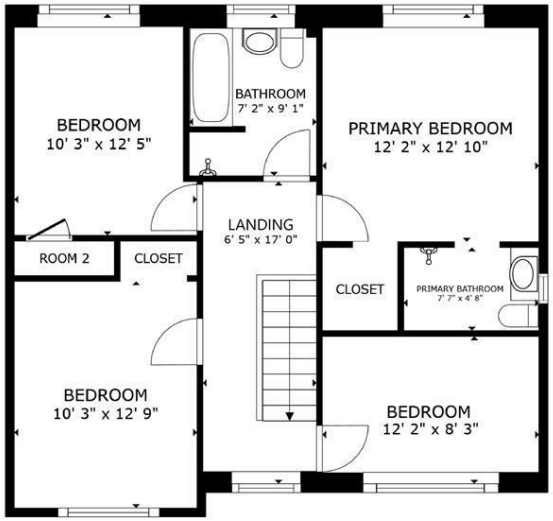
Outside
Drive to the front offering off road parking. The front garden is laid to a gentle lawned slope with dry stone wall boundary and wide paved steps leading to the front door. A path leads around to the side of the house with a pedestrian gate offering access to the rear garden. The rear garden is primarily laid to lawn with an impressive mature apple tree offering shade. An elevated terrace is accessed from the kitchen/dining/room with steps leading down to a further area of patio which is ideal for al fresco entertaining. There is useful built in storage space under the terrace and a further storage shed to the side of the property. The garden is enclosed by a pretty dry stone wall boundary to the rear and solid wall to the side.

Services & Tenure
All mains services are connected to the property. Underfloor heating to kitchen/dining/family room. Commercial grade Veissmann gas combination boiler housed to attic. UPVC double glazing throughout.
Freehold.

AUSTRALIA
LLANTWIT MAJOR



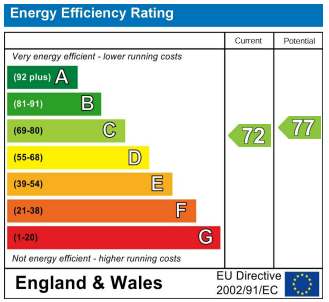
FLOOR 1

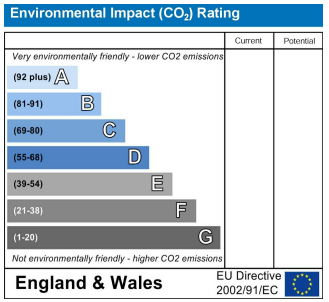


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,101 sq.ft. FLOOR 2 795 sq.ft.
EXCLUDED AREAS : GARAGE 90 sq.ft.
TOTAL : 1,896 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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