



West Croft

Llanmaes, Llantwit Major, CF61 2XR

Price £900,000

HARRIS & BIRT



Situated in the highly sought-after Vale village of Llanmaes, this spacious detached bungalow offers versatile accommodation, complemented by a range of outbuildings and approximately 1.28 acres of mature pastureland. The property briefly comprises an entrance hall, a generous living room, conservatory, separate dining room, kitchen, utility room and cloakroom/WC. The sleeping accommodation includes a spacious principal bedroom, two further double bedrooms and a family bathroom. Externally, the property benefits from ample off-road parking for several vehicles, leading to a single garage, together with an enclosed rear garden. A further highlight is the detached barn and stables, set within the surrounding pastureland, offering excellent potential for equestrian use.

Pre application advice (Pre-app) has been given by The Vale of Glamorgan Council in relation to a secondary dwelling on the site and potential for a barn conversion. A copy of the pre application will be available to view at the office.

Llanmaes offers an attractive blend of old and new with local facilities including the parish church and the Blacksmiths Arms. More comprehensive local facilities are available in Llantwit Major, just a few minutes drive away and even walking distance. Facilities in Llantwit Major include a wide range of shops both national and local, schooling of excellent reputation for all ages, a wide range of sporting and recreational facilities, as well as Llantwit Major Beach which is on the heritage coastline and just a mile to the south of the town. Usefully Llantwit Major has a railway station which connects Bridgend to Cardiff. The popular market town of Cowbridge is within easy driving distance. Easy access to the main road network brings major centres including the capital city of Cardiff within comfortable commuting distance.



Accommodation

Ground Floor

Entrance Hall 9'8 x 7'7 (2.95m x 2.31m)

Property is entered via uPVC double-glazed door. Laminate wood-effect flooring. Skimmed walls. Artex ceiling. Coving. Two double-glazed windows to front aspect. Radiator. Doors to living room, kitchen, dining room, WC, utility and door to bedroom hallway.

Dining Room 8'5 x 14'2 (2.57m x 4.32m)

Wood-effect laminate flooring continuing from entrance hall. Double-glazed window to rear aspect. Skimmed walls. Artex ceiling. Coving. Pendant ceiling light. Radiator. French doors with obscure glass panels opening into the lounge.

Kitchen / Breakfast Room 10'1 x 13'1 (3.07m x 3.99m)

Fitted kitchen with features to include: a range of wall and base units with granite-effect work surfaces and tiled splashbacks. Inset stainless steel sink with swan-neck mixer tap. Countertop four-ring electric hob with extractor fan above. Hotpoint double oven and grill. Worcester oil combination boiler. Space for undercounter washing machine and dishwasher. Peninsula work surface offering breakfast bar-style seating. Window to rear. Window to side aspect. Radiator. Skimmed walls. Artex ceilings. Tile-effect laminate flooring.

Cloakroom 6'10 x 4'6 (2.08m x 1.37m)

Continuation of flooring from kitchen. Double doors opening to recessed cloak cupboard. UPVC double-glazed door to side. Window to front. Radiator.

Living Room 12'6 x 18'4 (3.81m x 5.59m)

Continuation of flooring from entrance hall. Skimmed walls. Artex ceiling. Coving. Contura wood-burning stove inset into stone chimney with stepped mantle. Pendant ceiling light. Wall-mounted lights. Radiators. Sliding doors opening into conservatory. Two windows to the side of the property.

Conservatory 10'1 x 12'9 (3.07m x 3.89m)

uPVC double-glazed conservatory. Tiled flooring. Sliding door opening to side.

WC

Two-piece fitted suite comprising low-level WC and wall hung corner wash hand basin with mixer tap. Tiled flooring. Partially tiled walls. Obscure uPVC double-glazed window to side. Artex ceiling. Coving. Pendant ceiling light. Radiator.

Bedroom Hallway

Entered via wooden door with obscure glass panels. Carpeted flooring. Coving. Artex ceiling. Pendant ceiling light. Recessed large airing cupboard with shelving and radiator.

Bedroom One 15'8 x 13'2 (4.78m x 4.01m)

Upvc window to side. Built-in wardrobe with sliding doors. Carpeted flooring. Skimmed walls. Coving. Artex ceiling. Pendant ceiling light. Radiator.

Bedroom Two 8'5 x 14'5 (2.57m x 4.39m)

Upvc window to rear. Carpeted flooring. Skimmed walls. Coving. Artex ceiling. Pendant ceiling light. Radiator.

Bedroom Three 8'10 x 10'1 (2.69m x 3.07m)

Upvc window to rear. Built-in wardrobe. Carpeted

flooring. Skimmed walls. Coving. Artex ceiling. Pendant ceiling light. Radiator.

Bathroom 5'9 x 10'7 (1.75m x 3.23m)

Three-piece suite with features to include: wooden-panelled bath with taps and shower head attachment. Fully tiled shower cubicle with shower head attachment and folding shower screen. Low-level WC. Pedestal wash hand basin with hot and cold taps. Tiled flooring. Tiled walls. Artex ceiling. Pendant Light. Window to side aspect.

Outside

Property is entered from the road via a tarmac-laid driveway with parking for several vehicles. Access to single garage. Patio to the rear of property perfect for outside entertaining. Lawned area with planted boundary. Complemented by a range of outbuildings and approximately 1.28 acres of mature pastureland. Pre application for a dwelling to the rear of the property.

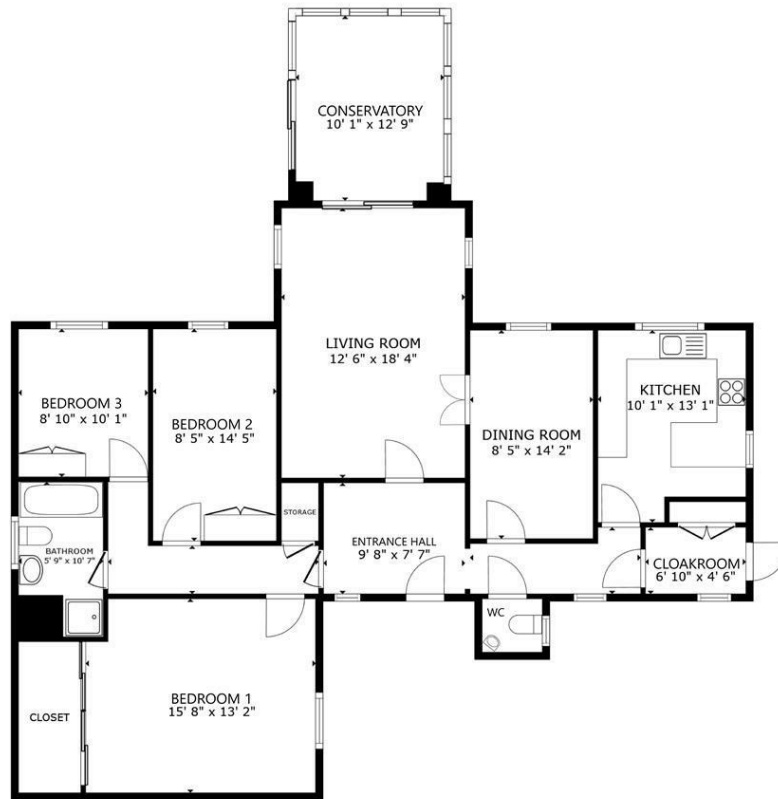
Services

Mains water, electricity and drainage. Oil fired central heating.

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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,416 sq.ft.
TOTAL : 1,416 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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