



45 Heritage View
Llantwit Major, Vale of Glamorgan, CF61 2ZA

Watts
& Morgan



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Llantwit Major, Vale of Glamorgan,
CF61 2ZA

£429,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

This modern four bedroom detached home offers well-presented, contemporary accommodation ideally suited to family living.

The property features a welcoming entrance hall, two reception rooms providing excellent flexibility for both everyday living and entertaining, together with a modern open-plan kitchen/dining room, separate utility room and downstairs cloakroom.

To the first floor are four well-proportioned bedrooms, complemented by two stylish bathrooms.

Outside, there is driveway parking leading to a garage, while the garden provides a pleasant space for outdoor seating and relaxation.

Ideally positioned for Llantwit Major's excellent range of amenities, schools and transport links, with the Heritage Coast and beautiful coastline also close by.

Directions

Cowbridge Town Centre – 5.3 miles

Cardiff City Centre – 17 miles

M4 Motorway – 8.4 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

The welcoming entrance hall provides an inviting entrance to the property, with doors leading to the principal living accommodation.

The generous living room is a bright and comfortable space. A second reception room provides excellent versatility and is currently arranged as a playroom, making it an ideal space for children, a home office or additional sitting room.

The heart of the home is the impressive kitchen/dining room, designed as a sociable family space with ample room for a dining table and comfortable seating. The modern fitted kitchen is complemented by a range of integrated appliances, while a feature log burner creates a warm and inviting focal point within the room, with double doors providing access to the garden. The generous proportions make this an ideal space for everyday family life and entertaining.

A separate utility room provides additional storage, with a useful downstairs WC completing the ground floor accommodation.

To the first floor, the spacious landing provides access to all four bedrooms and the family bathroom, with a useful storage cupboard providing additional storage.

The principal bedroom is a generous double room with the benefit of a contemporary en-suite shower room. The three further bedrooms are all well proportioned, offering excellent flexibility. The modern family bathroom is well appointed with a contemporary suite and provides a practical and stylish space for the remaining bedrooms.



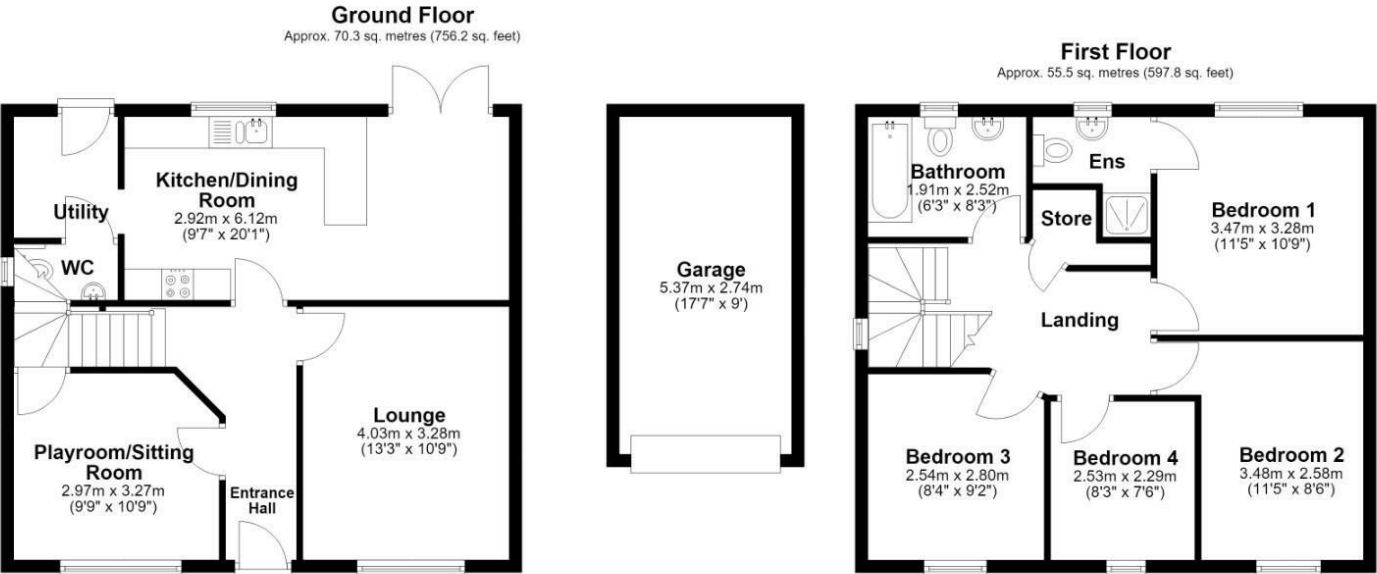
Garden & Grounds

Externally, the property is approached via a private driveway providing off-road parking and leading to the detached garage, which benefits from power and and boarded storage.

To the front, there is a maintained lawned garden. The enclosed rear garden provides a private and secure outdoor space, patio area ideal for outdoor dining and entertaining, together with a lawned garden beyond. This is a particularly pleasant space for families and entertaining.

Additional Information

All Mains Services Connected. Freehold. Communal grounds maintenance charge TBC. NHBC warranty (2019).



First Floor

Approx. 55.5 sq. metres (597.8 sq. feet)

Bedroom 1

3.47m x 3.28m
(11'5" x 10'9")

Bedroom 2

3.48m x 2.58m
(11'5" x 8'6")

Bedroom 3

2.54m x 2.80m
(8'4" x 9'2")

Bedroom 4

2.53m x 2.29m
(8'3" x 7'6")

Bathroom

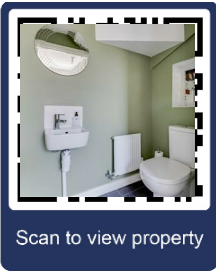
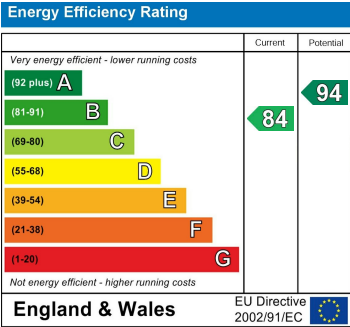
1.91m x 2.52m
(6'3" x 8'3")

Ens

Store

Landing

Total area: approx. 125.8 sq. metres (1354.0 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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