



11 Whitewell Drive, Llantwit Major, CF61 1TA

£427,000



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

Tel No 01446 794433. E-Mail info@brightermoves.co.uk

Web www.brightermoves.co.uk



FOUR BEDROOM DETACHED PROPERTY with APPROXIMATELY 115 SQM or 1237 SQFT of living space. Located in a sought after cul-de-sac location of Whitewell Drive. All local amenities, schools and train station within a short walking distance along with the Heritage Vale Coastline. The property is briefly comprising; entrance hall, cloakroom, lounge, dining room, conservatory and kitchen to the ground floor with four bedrooms and a family bathroom to the first floor level. Externally the property benefits from a fully enclosed garden to the rear and GARAGE with driveway providing OFF ROAD PARKING for multiple vehicles. Council tax-F. EPC -C

GROUND FLOOR

Hallway
4.54m x 1.25m (14' 11" x 4' 1") 1.86 (6'1")
Enter the property via uPVC front door into the hallway with carpeted stairs leading to the first floor. Understairs storage cupboard. Radiator, laminate flooring, ceiling light and power.

Cloakroom
1.96m x 1.18m (6' 5" x 3' 10")
Fitted with a low level WC and wash hand basin. Tiled flooring.

Lounge
4.55m x 3.77m (14' 11" x 12' 4")
uPVC window to the front. Feature coal effect fireplace with surround and hearth. Radiator, carpeted flooring, ceiling light and power. Open plan into dining room.

Dining Room
3.80m x 3.06m (12' 6" x 10' 0")
uPVC window and door leading into conservatory. Continuation of carpeted flooring, radiator, ceiling light and power.

Kitchen
3.92m x 3.00m (12' 10" x 9' 10")
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Space and plumbing for white goods. Space for cooker and hob.

Conservatory
3.13m x 3.00m (10' 3" x 9' 10")
uPVC and brick construction. Doors leading into the rear garden. Radiator, tiled flooring, ceiling light and power.

FIRST FLOOR

Landing
2.69m x 3.82m (8' 10" x 12' 6")
Doors leading to all bedrooms and family bathroom. Window to the side. Location of loft access. Ceiling light and power.

Bedroom One
3.69m x 3.80m (12' 1" x 12' 6")
uPVC window to the front. Fitted wardrobes. Carpeted flooring, radiator, ceiling light and power.

Bedroom Two
4.00m x 3.1m (13' 1" x 10' 2")
uPVC window to the rear. Carpeted flooring, radiator, ceiling light and power.

Bedroom Three
3.85m x 2.79m (12' 8" x 9' 2")
uPVC window to the front. Carpeted flooring, radiator, ceiling light and power.

Bedroom Four
3.12m x 2.41m (10' 3" x 7' 11")
uPVC window to the rear. Carpeted flooring, radiator, ceiling light and power.

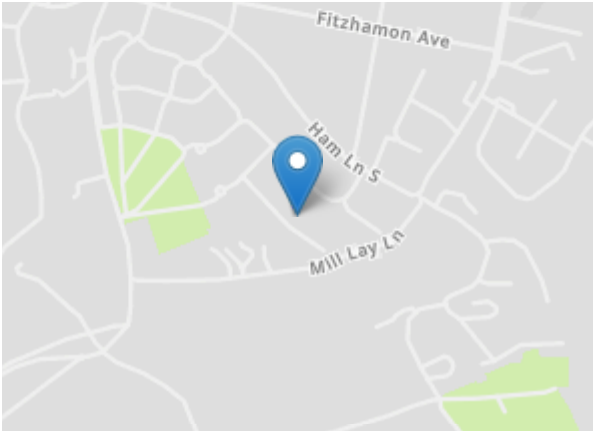
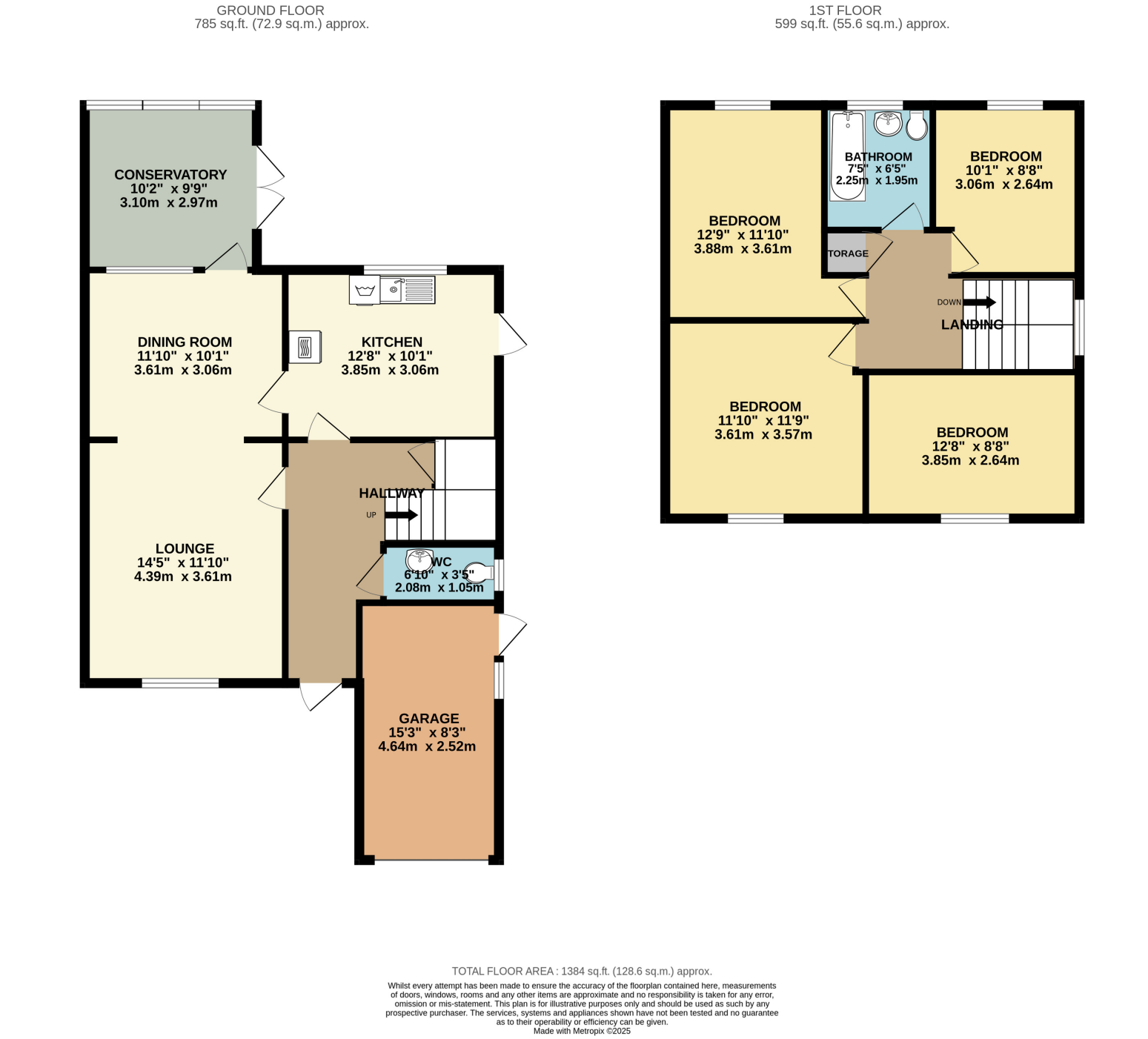
Bathroom
1.90m x 1.90m (6' 3" x 6' 3")
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath.

EXTERNAL

Garden
The front is approached via driveway leading to the garage and pathway to the front door, with a lawned area to the side with some mature planting.

To the rear is a fully enclosed garden. Mainly laid to lawn with some mature planting. Side access.

Garage
4.85m x 2.50m (15' 11" x 8' 2")
Fitted with an up and over door. Door to the side. Light and power.



MIS REPRESENTATION ACT 1967: These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.
PROPERTY MIS DESCRIPTION ACT 1991: All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.
PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	78	88
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, Scotland & Wales		
EU Directive 2002/91/EC		