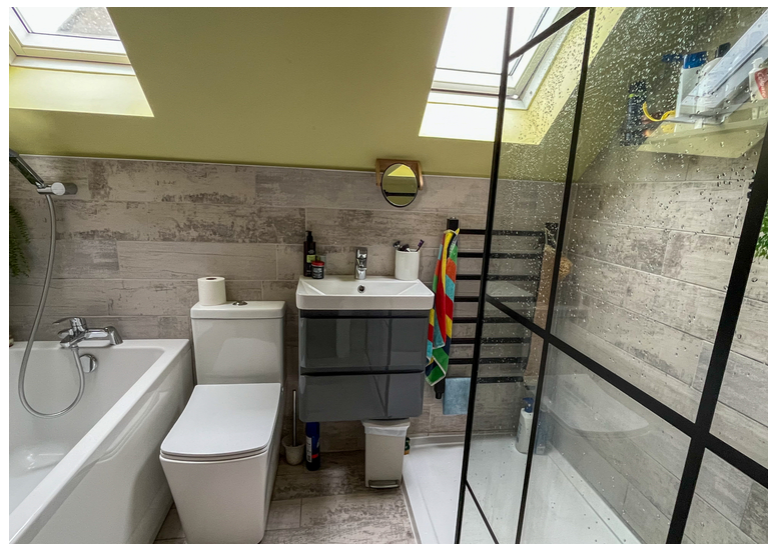




8 Ham Lane South, Llantwit Major, South Glamorgan, CF61 1RP

Offers over £500,000



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

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Guide Price £500,000 -£525,000 MODERN, STYLISH AND UNIQUE. Offering 3/4 bedrooms, open plan living with a second reception room, approximately 110 SQM or 1184 SQFT of living space, landscaped garden, garage and a generous amount of parking. Located on the south side of Llantwit Major, features include, underfloor heating to the ground floor level, Waterproof and breathable external render, high end kitchen and high pressure heating system. The colours are vibrant, the finish is meticulous. The rear garden is private with a mixture of Welsh slate patio, decking, grass and landscaped garden areas. Council tax E.

GROUND FLOOR

Open plan living area.
8.3m x 4.14m (27' 3" x 13' 7")
UPVC French doors and window to the rear. Tiled flooring with underfloor heating. Open plan kitchen area. Stone worktop, double oven and microwave oven set in tower unit. Five ring induction hob. Peninsular bar area with stool seating space for American style fridge freezer.
The living area has Space for table, chairs and sofa seating. Wood frame stairs to the first floor level .
Doorways lead to two ground floor bedrooms, downstairs WC and storage areas. lighting is provided by spotlights.

Lounge
4.3m x 3.1m (14' 1" x 10' 2")
UPVC double glazed window to the front. Feature fire place with log burner and stone hearth. Tiled floor with underfloor heating. Ample power points.

Bedroom
3.12m x 2.8m (10' 3" x 9' 2")
UPVC double glazed window to the front. Tiled flooring with underfloor heating.

Bedroom/Office
2.9m x 2.0m (9' 6" x 6' 7")
UPVC double glazed window to the front. Tiled flooring with underfloor heating.

FIRST FLOOR

Landing
Featured window space on the staircase.
Doors leading into two bedrooms and family bathroom.

Bedroom
4.7m x 2.96m (15' 5" x 9' 9") Longest and widest points.
UPVC double glazed window to the rear. Fitted carpet, radiator and power points.

Bedroom
3.8m x 2.3m (12' 6" x 7' 7") plus wardrobes.
UPVC double glazed window to front. Fitted wardrobes, fitted carpet and radiator.

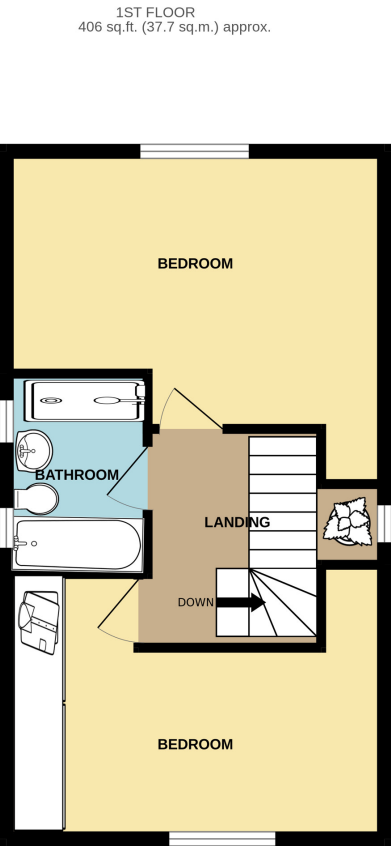
Bathroom
2.4m x 1.7m (7' 10" x 5' 7")
2 x velux windows to the side. Walk in shower cubicle with soaker head above. Low level WC. Wash hand basin in vanity unit.

EXTERNAL

Gardens
To the front is a generous tarmac driveway providing parking for multiple vehicles. Lawned area to the side.

To the rear is a picturesque garden laid with a mixture of Welsh slate patio and decking providing space for garden furniture. Lawned area with mature trees, shrubs and boarders of planting. Access to the garage, wood shed to remain. Enclosed by wood panel fencing. Gate to community area providing further planting areas.

Garage
6.1m x 2.4m (20' 0" x 7' 10") Widening from 2.4m x 4.3m (7' 10" x 14' 1")
Generously sized garage fitted with an up and over door. Doorway to the garden. Mainly built with double block and cavity filled. The rear is used as utility room with plumbing for washing machine, space for a tumble dryer, worktop with inset bowl and drainer. Location of central heating boiler and high pressure water reservoir.



TOTAL FLOOR AREA : 1173 sq.ft. (108.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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