



46 Wimbourne Close, Llantwit Major, CF61 1QW

£285,000



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

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A charming three bedroom property in sought after location with south westerly facing garden. The property might benefit from some updating, but the overall plot is generous and the property feels loved. The ground floor offers an extended porch, hallway, lounge, kitchen, and dining room. The first floor offers three bedrooms and a bathroom. There is no on going chain. Council tax-D. Approximately 80 SQ. Meters of living space.

GROUND FLOOR

HALLWAY

uPVC door leads into the property with carpeted stairs leading to the first floor level. Doors leading into lounge and kitchen. Radiator, ceiling light and power.

LOUNGE

3.89m x 3.20m (12' 9" x 10' 6")

uPVC window to the front. Feature gelectric fire and surround to the main wall. Radiator, carpeted flooring, ceiling light and power. Open plan into dining room.

KITCHEN

3.26m x 2.22m (10' 8" x 7' 3")

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. Location of combi-boiler. Open plan into rear porch. uPVC window to the side. Ceiling light and power.

DINING ROOM

3.26m x 3.01m (10' 8" x 9' 11")

uPVC window to the rear. Space for dining furniture. Radiator, carpeted flooring, ceiling light and power.

Door leading into kitchen.

REAR PORCH

uPVC window to the rear and door to the side. Ceiling light.

FIRST FLOOR

LANDING

Doors leading to all bedrooms and family bathroom. Location of loft access. Storage cupboard.

BEDROOM ONE

3.91m x 3.20m (12' 10" x 10' 6")

uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

BEDROOM TWO

3.26m x 3.01m (10' 8" x 9' 11")

uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

BEDROOM THREE

2.97m x 2.01m (9' 9" x 6' 7") 2.97m x 2.01m (9' 9" x 6' 7")

uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

BATHROOM

1.9m x 1.9m (6' 3" x 6' 3")

Fitted with a three piece suite comprising; low level WC, wash hand basin set into vanity unit, walk-in shower with glass surround. Towel rail radiator, vinyl flooring, ceiling light and power.

EXTERNAL

GARDEN

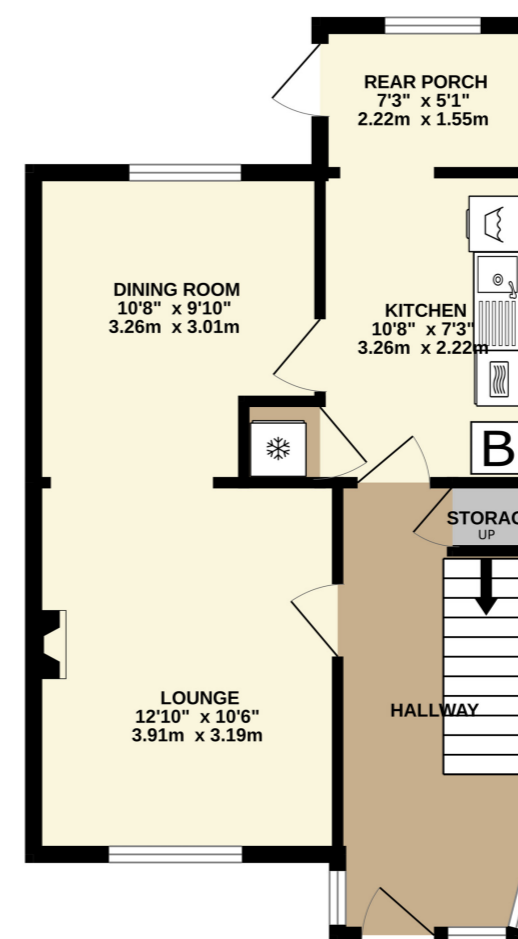
Low maintenance paving to the front and side of the property providing access to multiple vehicles. Garage access and gated side access to the rear.

To the rear is a fully enclosed, southerly facing garden mainly laid to lawn with mature planting of shrubs, trees and flower borders and a paved area providing space for garden furniture. Shed and garden room to remain.

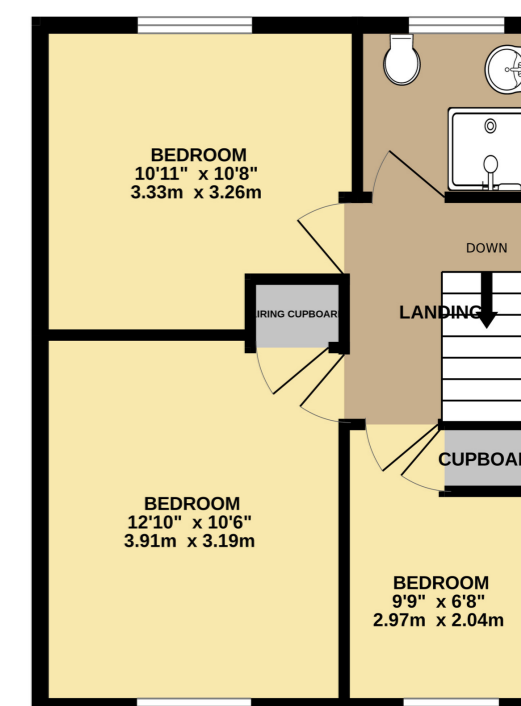
GARAGE

Double wooden doors to the fornt and doorway to the rear garden.

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.

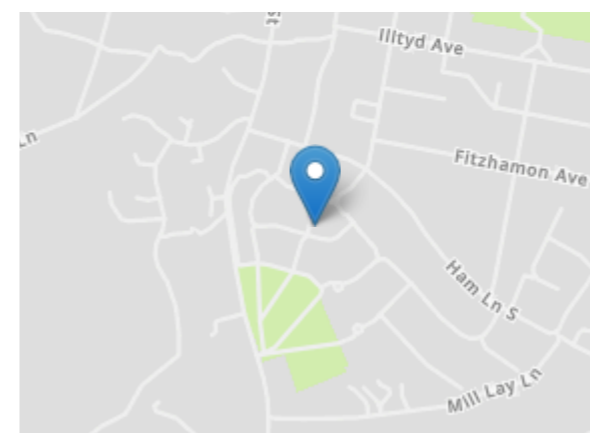


1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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