



7 Windmill Close, Llantwit Major, CF61 2SW

£435,000



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

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THREE BEDROOM DETACHED DORMA BUNGALOW located in a sought after area within close proximity to all local amenities, shops, train station and schools. Property is briefly comprising of lounge, dining room , bedroom, kitchen, second reception area and wet room to the ground floor level. To the first floor is two bedrooms and a family bathroom. The property additionally benefits from a fully enclosed and generous South westerly facing garden and garage with off road parking for at least two vehicles. Council tax-F. Approx. 135 Sqm or 1453 Sqft of living space.

GROUND FLOOR

Hallway
Enter the property via uPVC glazed double doors into the hallway with stairs leading to the first floor level. Doorways to the lounge, dining room, kitchen. Radiator, ceiling light and power.

Lounge
7.00m x 3.6m (23' 0" x 11' 10")
uPVC window to the front and patio doors leading out to the back garden. Feature fireplace with surround and hearth. Radiator, carpeted flooring, ceiling light and power.

Dining Room
3.53m x 2.89m (11' 7" x 9' 6")
uPVC bay window to the front. Radiator, parquet flooring, ceiling light and power.

Bedroom/Reception
2.96m x 2.86m (9' 9" x 9' 5")
uPVC window to the side. Double doors leading into lounge and door leading into hallway. Radiator, carpeted flooring, ceiling light and power.

Kitchen
3.96m x 2.63m (13' 0" x 8' 8")
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 washing machine. Space for fridge freezer. Space for oven and hob. Location of wall mounted boiler. Doorway to reception room 2.

Reception room 2
6.32m x 5.00m (20' 9" x 16' 5") At the widest point, narrowing to 1.3m wide.
V shape room with Flexible accommodation with two uPVC double glazed windows and door to the rear. Doorways to wet room and kitchen. uPVC double glazed door to the front access.

Wet room
1.8m x 1.6m (5' 11" x 5' 3")
uPVC double glazed window to the side. Walk in shower cubicle with tiled flooring. Low level WC. Wash hand basin and pedestal.

FIRST FLOOR

Bedroom
4.1m x 3.6m (13' 5" x 11' 10")
uPVC window to the rear. Radiator, carpeted flooring, fitted cupboards, ceiling light and power.

Bedroom
3.88m x 3.47m (12' 9" x 11' 5")
uPVC window to the side, radiator, carpeted flooring, fitted cupboards, ceiling light and power.

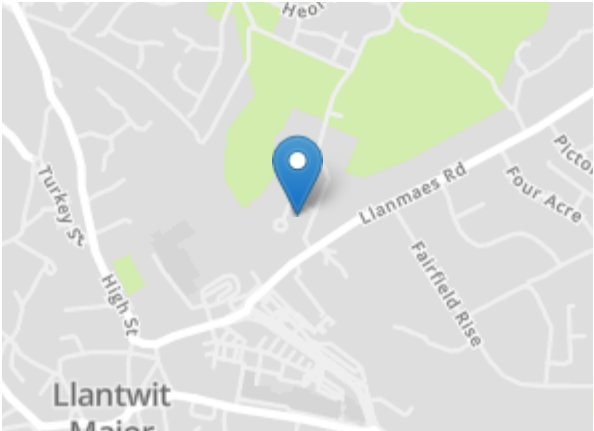
Bathroom
2.48m x 1.66m (8' 2" x 5' 5")
Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and paneled bath. Tiled flooring, radiator and ceiling light.

EXTERNAL

Garden
Front- Enclosed garden to the front with mature planting and a block paved driveway leading to the garage.

Rear- To the rear is a fully enclosed rear garden mainly laid to lawn, well stocked with mature planting and a patio area for garden furniture. Shed to remain. South Westerly facing.

Garage
Fitted with an up and over door.



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