



21 Barons Close, Llantwit Major, CF61 1TD

£325,000



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

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THREE BEDROOM SEMI DETACHED PROPERTY IN POPULAR LOCATION. Situated in a quiet cul-de-sac within walking distance to the town centre, schools, train station and all local amenities. The property is boasting three good size bedrooms, two reception rooms, extended kitchen and solid fuel burner. The exterior has a generous garden, private parking and refurbished garage. Council tax-D

GROUND FLOOR

Entrance

uPVC double glazed door to inner hallway. Doors leading into sitting room, lounge and bathroom. Carpeted stairs to the first floor level.

Sitting room

3.46m x 3.04m (11' 4" x 10' 0")
uPVC double glazed window to the front. Feature solid fuel burner. Laminate flooring, radiator and power points.

Lounge

4.23m x 3.78m (13' 11" x 12' 5")
uPVC double glazed window to the rear. Laminate flooring, radiator, power points. open plan doorway leading into kitchen.

Kitchen

4.70m x 2.06m (15' 5" x 6' 9")
uPVC double glazed windows and door to the rear. Range of base and wall units with fixed worktop over with tiled surrounds. Stainless steel sink and drainer with mixer tap over. Space and plumbing for white goods. Space for cooker with extractor hood over. Laminate flooring, radiator, ceiling light and power points.

Conservatory

2.83m x 1.82m (9' 3" x 6' 0")
uPVC double glazed conservatory with doors leading into the rear garden. Laminate flooring, ceiling light.

Bathroom

2.16m x 1.25m (7' 1" x 4' 1")
uPVC double glazed window to the front. Panel enclosed bath, walk in shower cubicle. Low level WC. Wash hand basin and pedestal. Tiled flooring, radiator, tiled to splash back and velux window.

FIRST FLOOR

Landing

Doors leading to all bedrooms. Location of loft access. uPVC window to the front. Raditator, ceiling light and power.

Bedroom One

4.22m x 2.69m (13' 10" x 8' 10")
uPVC double glazed window to the rear. Fitted wardrobes. Radiator, laminate flooring, ceiling light and power points

Bedroom Two

3.28m x 3.02m (10' 9" x 9' 11")
uPVC double glazed window to the front. Laminate flooring, radiator, ceiling light and power points.

Bedroom Three

3.63m x 2.72m (11' 11" x 8' 11")
uPVC double glazed window to the rear. Laminate flooring, radiator, ceiling light and power points.

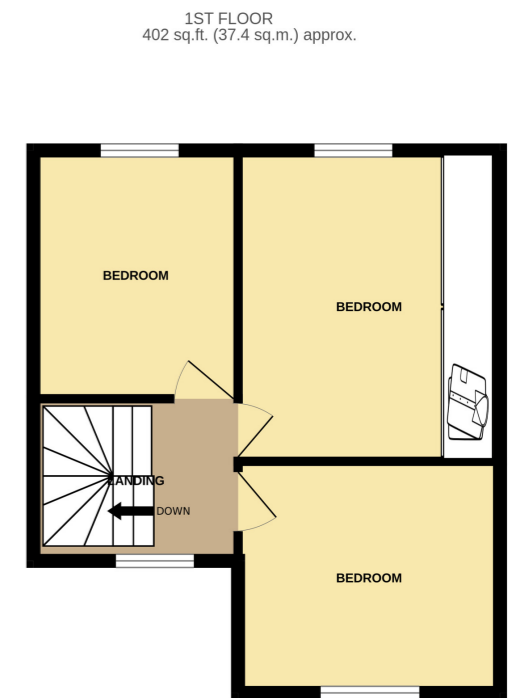
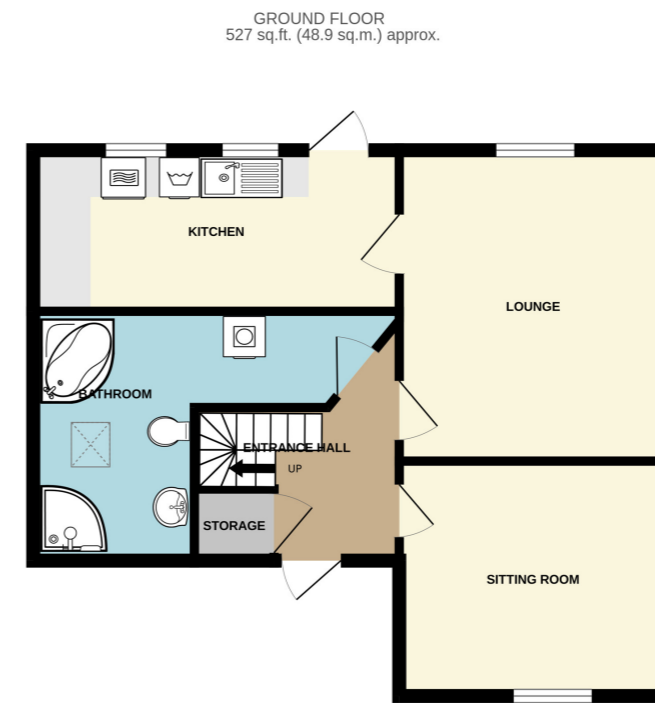
EXTERNAL

Garage

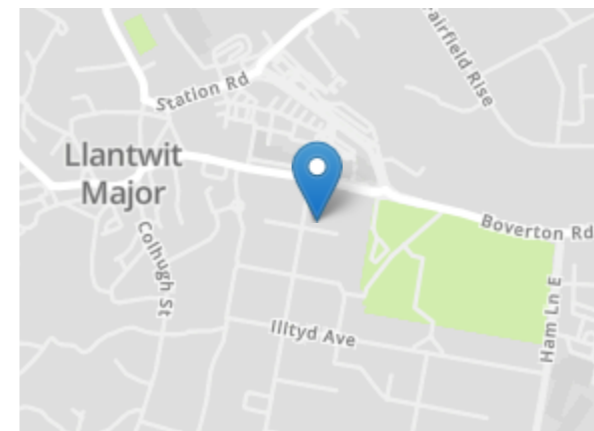
Re-built around 20 years ago. Wooden French doors, electric supply and window to the side.

Gardens

FRONT- Gated driveway and access to the garage.
REAR- Fully enclosed garden mainly laid to lawn with mature planting and patio area for garden furniture. Shed and storage to remain.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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