



4 Groeswen, Llantwit Major, CF61 2UA

£235,000



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TWO BEDROOM PROPERTY WITH A LOFT AREA AND POTENTIAL THIRD BEDROOM. 72 Sq Meters of living space, that is more some three bedroom properties. The property is located on the popular St Illtyd Field Estate and has an open aspect to the front, within short walking distance to Llantwit Major town and schools, local amenities and train station. The property is briefly comprising of entrance porch, lounge, kitchen and conservatory to the ground floor level. The first floor level has a landing, two bedrooms and a family bathroom. The loft room is accessed via the main bedroom with a fixed staircase and has a bathroom attached. Planning was given for a third bedroom, but would need works completed and signed off to local authority regulations to give official third bedroom status. The garden is enclosed by block wall, a wood cabin with electric supply is located at the rear of the garden, side access to the front and two designated parking spots. The property can be sold with NO ONGOING CHAIN.

GROUND FLOOR

Entrance

The property is entered via a wood grain uPVC front door to the internal porch. Carpeted stairs lead to the first floor level and a doorway to the lounge.

Lounge

4.35m x 3.92m (14' 3" x 12' 10") (1.98)
uPVC double glazed window to the front. Oak flooring, radiator, power points, ceiling light and door way to kitchen.

Kitchen

3.92m x 2.69m (12' 10" x 8' 10")
uPVC double glazed window and wood frame door to the conservatory. Range of base and wall units with contrasting worktop over and tiled surrounds. Sink unit with mixer tap over. Space and plumbing for white goods.

Conservatory

3.86m x 3.53m (12' 8" x 11' 7")
Block base and uPVC construction. uPVC doors leading into the rear garden.

FIRST FLOOR

Landing

Doors leading into both bedrooms and family bathroom.

Bedroom One

3.67m x 2.84m (12' 0" x 9' 4")
uPVC double glazed window to the front. Fitted carpet, radiator, power points, ceiling light and access to the loft room.

Bedroom Two

3.30m x 1.95m (10' 10" x 6' 5")
uPVC double glazed window to the rear. Fitted carpet, radiator, power points and ceiling light.

Bathroom

1.99m x 1.88m (6' 6" x 6' 2")
Three piece suite comprising; Panelled bath with shower over. Low level WC. Pedestal wash hand basin. uPVC double glazed opaque window to the rear.

LOFT AREA

Loft Space

3.70m x 2.96m (12' 2" x 9' 9")
Accessed via a fixed staircase from bedroom one. Two velux windows to the front aspect and one to the rear. Fitted carpet, radiator, power points and spotlights. Doorway into en-suite W.C.

En-Suite W.C.

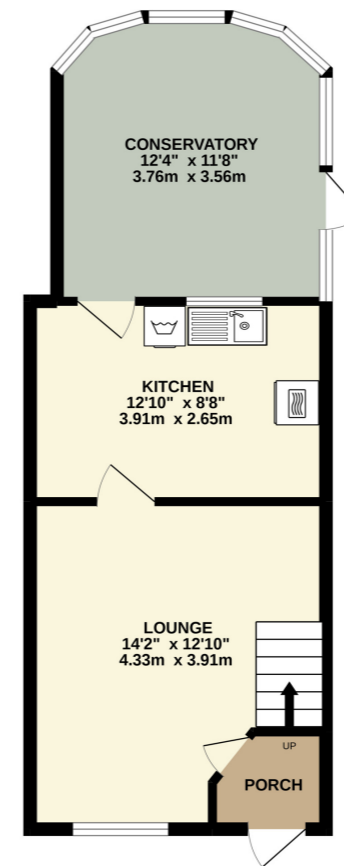
1.37m x 1.20m (4' 6" x 3' 11")
Two piece suite comprising; low level WC and pedestal wash hand basin.

EXTERNAL

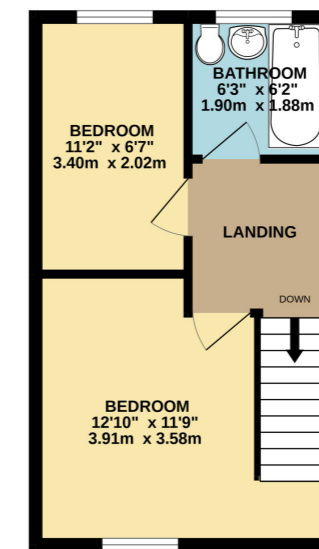
Gardens

Enclosed wood fencing. The floor area is laid with artificial lawn. There is a gated access to to the front of the property and to the rear of the garden is a wood cabin with electric supply.

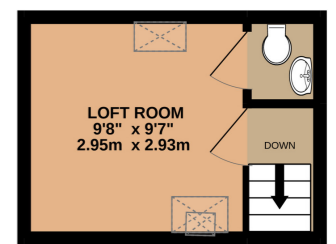
GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.

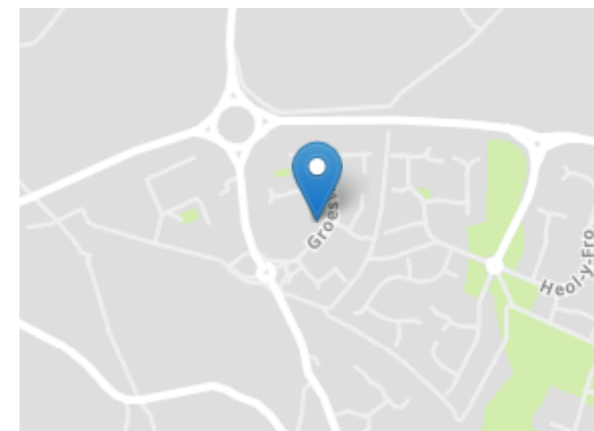


2ND FLOOR
123 sq.ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.8 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	55	
(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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