



Rivendell, Ham Lane South, Llantwit Major, CF61 1RN

£420,000



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

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EXTENDED FOUR BEDROOM DETACHED DORMER BUNGALOW OFFERING FLEXIBLE LIVING ACCOMMODATION. located in the sought after south side of Llantwit Major with all its local amenities, schools and train station. The property is briefly comprising; lounge, kitchen, bathroom, reception room conservatory style diner and sunroom. and three bedrooms. Two loft rooms with Velux windows to the rear and a separate WC. Approximately 95 Sqm meters (1022 Sq.ft). of ground floor space. Council tax band F.

GROUND FLOOR

Hallway
Enter the property via uPVC front door into uPVC porch area, then hallway with carpeted stairs leading to the first floor level. Doors leading into lounge, kitchen, three bedrooms and bathroom. Radiator, carpeted flooring, ceiling light and power.

Kitchen
3.44m x 3.43m (11' 3" x 11' 3")
Fitted with range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Built-in tower double oven. Built-in gas hob with stainless steel extractor hood over. Integrated fridge.

Lounge
5.28m x 3.93m (17' 4" x 12' 11")
Patio doors to the conservatory. Fitted carpet, radiator feature gas fire with surround.

Bedroom
4.07m x 2.89m (13' 4" x 9' 6")
uPVC double glazed windows to front. Fitted wardrobes, fitted carpet, radiator and power points.

Bedroom Three
3.98m x 2.63m (13' 1" x 8' 8")
uPVC double glazed window to the side. Fitted wardrobes, fitted carpets, radiator and power points.

Bedroom
3.04m x 2.45m (10' 0" x 8' 0")
uPVC double glazed window to the front. Fitted wardrobes, fitted carpet, radiator and power points.

Bathroom
1.86m x 1.65m (6' 1" x 5' 5")
Fitted with a low level WC and wash hand basin set into vanity style unit. Walk-in shower cubicle. Fully tiled, towel radiator, ceiling light. Opaque uPVC window to the

FIRST FLOOR

Loft room one
3.83m x 3.76m (12' 7" x 12' 4")
Velux window. Fitted cupboards, one housing the wall mounted combination boiler.

Loft room two
3.80m x 3.03m (12' 6" x 9' 11")
Velux window, fitted carpet, radiator and power points.

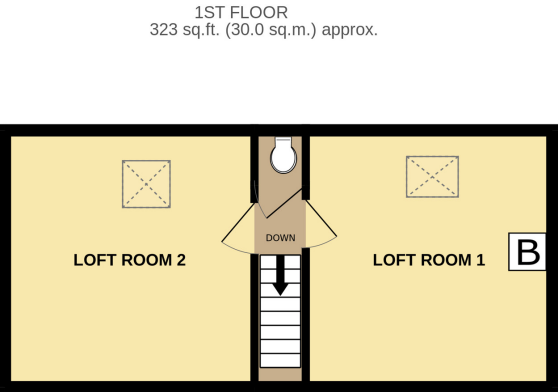
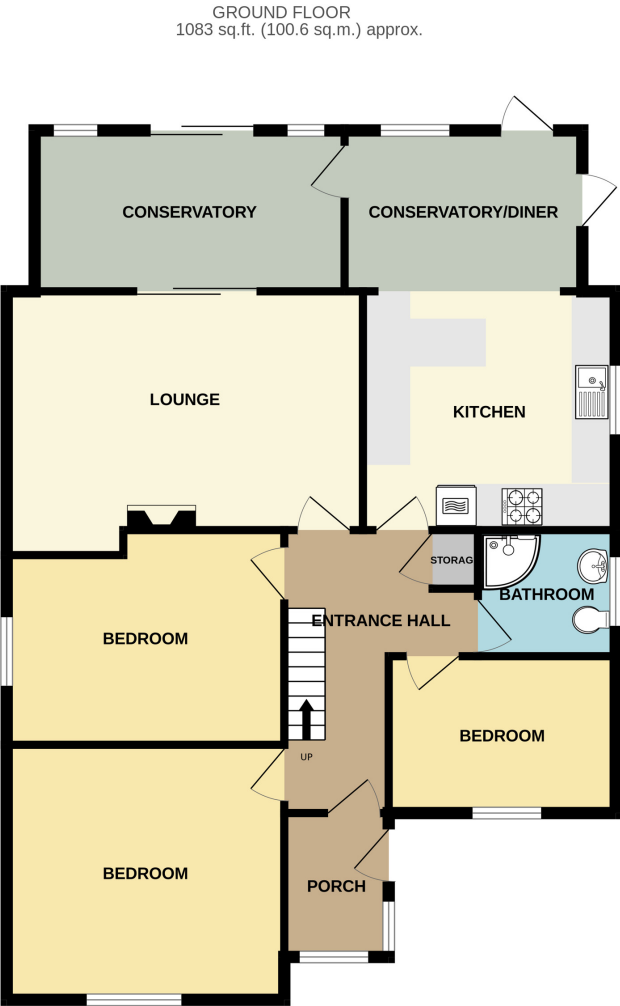
EXTERNAL

Garden
The front of the property is enclosed via block wall with wrought iron gates. The front is fully paved providing off road parking for multiple vehicles.

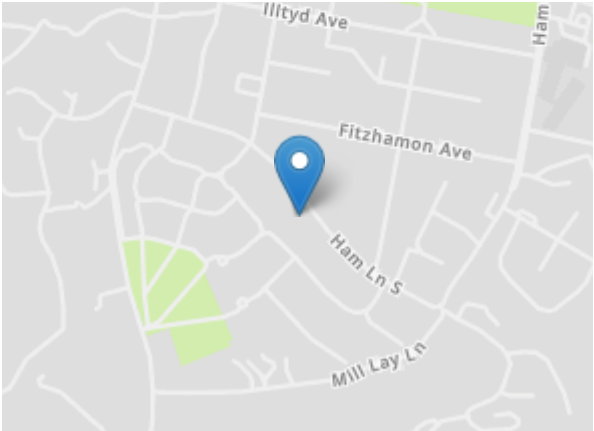
To the rear is a fully enclosed garden with a mixture of lawn with a patio providing space for garden furniture and borders providing mature planting of flowers and shrubs.

Garage
Fitted with electric door. Electric power supply, plumbed for washing machine. Door to the garden area.

Potting shed and storage area
Potting shed with built in Wc area. Storage shed to the rear.



TOTAL FLOOR AREA : 1406 sq.ft. (130.7 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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PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.