



37 Llys Dwynwen, Llantwit Major, CF61 2UH

£379,995



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

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UNIQUE CORNER PLOT LOCATION.

Extended, three bedroom detached property with gardens to the front, side and rear. Detached garage and generous parking area. The property is located on the popular St Illtyds Fields estate. Briefly comprising ground floor, lounge, kitchen/diner, w/c, and open plan living space. The first floor consists of three bedrooms, En Suite and family bathroom. Viewing highly recommended.

GROUND FLOOR

Hallway

Enter the property via a Upvc front door into the hallway, with doors leading into lounge, cloakroom and kitchen, carpeted stairs leading to the first floor. Wood effect vinyl flooring, wired for ceiling light and power.

Lounge

3.92m x 3.90m (12' 10" x 12' 10")

uPVC Bay window overlooking the front of the property with radiator below. Wood effect vinyl flooring, radiator, power points and ceiling light.

Cloakroom w/c

Two piece suite comprising; low level w/c and pedestal wash hand basin in vanity unit. Opaque window overlooking the side of the property. Tiled flooring, wired for ceiling light.

Kitchen/Diner

5.50m x 3.24m (18' 1" x 10' 8")

Range of base and wall units with wood work top over. Range cooker with extractor hood over. ceramic bowl and drainer, plumber for dishwasher, access to utility room, open plan dining area and access to living room. Wood effect vinyl flooring and radiator.

Living room

5.14m x 3.14m (16' 10" x 10' 4")

A generously sized room with two velux windows and Upvc French doors to the garden area. Wood effect vinyl flooring, Spotlights, radiator and power points. .

Utility Room

1.83m x 1.61m (6' x 5' 3")

With door leading out to the side of the property. Fitted with base units, acrylic sink and drainer. Space for white goods. Location of boiler. Cushion flooring, wired for ceiling light and power.

FIRST FLOOR

Landing

Fully carpeted stairs leading to first floor landing with doors leading to all bedrooms and bathroom, location of airing cupboard and loft access. Wired for ceiling light and power.

Bedroom 1

3.36m x 3.32m (11' x 10' 11")

Double room with window overlooking the the front of the property with radiator below. Fitted wardrobes, carpeted flooring, wired for ceiling light and power. Door into En-Suite.

En-suite

1.71m x 1.43m (5' 7" x 4' 8")

Fitted with a low level w/c and pedestal wash hand basin, walk in shower cubicle with shower over, wood effect vinyl flooring, wired for ceiling light and power.

Bedroom 2

2.97m x 2.43m (9' 9" x 8')

Window overlooking the rear of the property with radiator below. Carpeted flooring, wired for ceiling light and power.

Bedroom 3

2.43m x 2.42m (8' x 7' 11")

Window overlooking the rear of the property with radiator below. Carpeted flooring, wired for ceiling light and power.

Bathroom

1.97m x 1.15m (6' 6" x 3' 9")

Three piece suite comprising; panelled bath with shower over, low level w/c, and wash hand basin in vanity unit. . Opaque window to the side of the property. Radiator, wood effect vinyl flooring, wired for ceiling light and power.

EXTERNAL

Garage

Up and over door wired for ceiling light and power. The garage is currently used for a music room. Carpeted internal wall constructed.

Garden

The property is approached via a driveway with parking for three vehicles up to Garage. Low maintenance front garden with some planting and side gate leading to rear garden.

Gated access into the side garden fully enclosed by fencing mainly laid to lawn with some shrubs and a patio area, with a shed.

The garden wraps around the property to the rear garden which is mainly laid to lawn with a patio area, and some planting and shrubs.

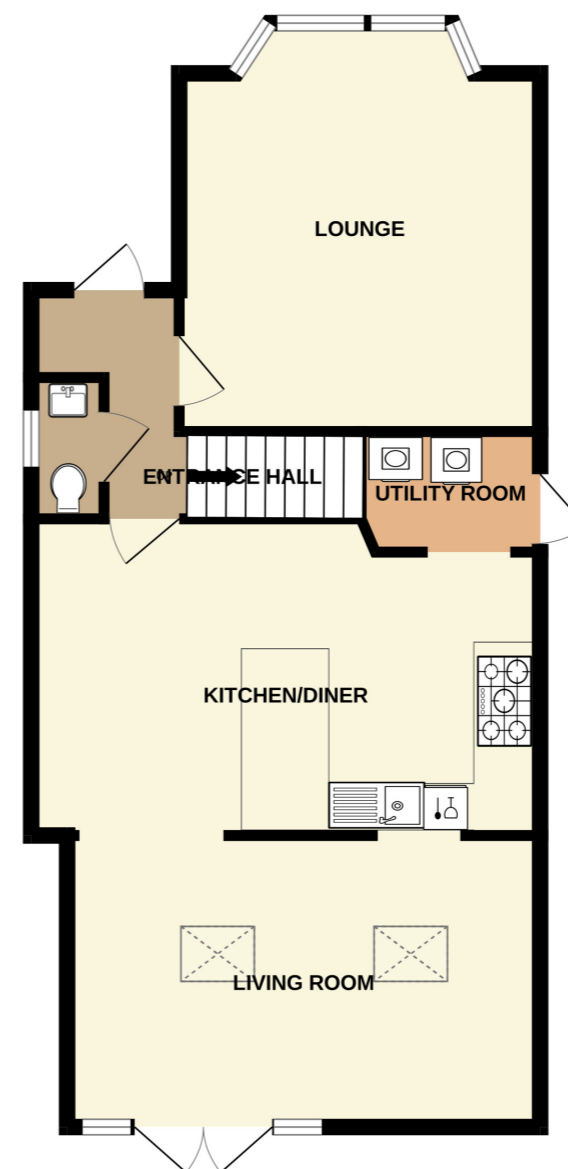
Property Directions

From Brighter Moves Estate Agents at the mini roundabout turn left (first exit) onto Station Road, go past the Zebra crossing and over the mini-roundabout at the junction turn right. Travel for about 500 yds over the speed bumps to the roundabout. Take the second exit onto Groeswen and follow the road to the end, at the 'T' junction take a right and the property is located in the corner on the right hand side.

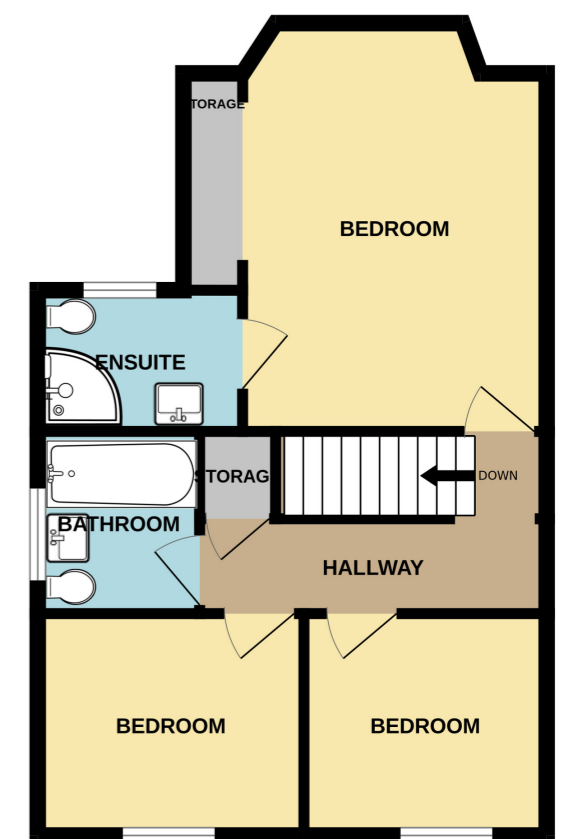
About Llantwit Major

Llantwit Major is within convenient driving distance of the M4 and Cardiff / Wales airport at Rhoose, and has rail-links to Bridgend and Cardiff. The town offers primary and secondary schools, and local leisure facilities as well as an excellent shopping centre. The Vale of Glamorgan coastline is famed for its surfing, secluded beauty spots and breathtaking cliff top views.

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.

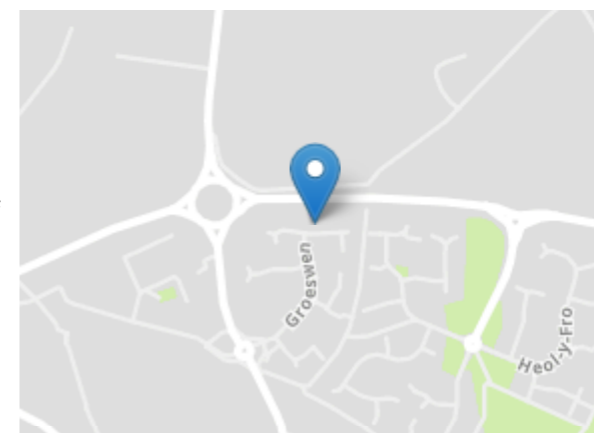


1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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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