



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

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A generous two bedroom property offering 80 Sq.Meters of living space. The property benefits from updated windows, heating(combination boiler), kitchen and bathroom in the last number of years. The main bedroom is set up with two windows radiator and light fittings, some of these two bedroom houses have been converted to a three bedroom house. The front is a mixture of gravel and artificial grass, the rear is enclosed and mainly patio. Council Tax B. EPC-E ( from 2014, updated property since this).

## GROUND FLOOR

### Entrance

2.3m x 1.7m (7' 7" x 5' 7")

uPVC double glazed French doors to entrance.

Carpeted stairs to the first floor level, wood frame door to lounge.

### Lounge

4.67m x 3.98m (15' 4" x 13' 1") Longest and Widest points.

uPVC double glazed window to the front, fitted carpet, doorway to kitchen. Radiator, power points and ceiling light.

### Kitchen

4.67m x 2.71m (15' 4" x 8' 11")

uPVC double glazed window to the rear. Range of base and wall units with fixed worktop over. Gas cooker, plumbed for washing machine and dishwasher. Tiled flooring, tiled to splash back, radiator and power points. Understairs storage and doorway to the rear porch.

## FIRST FLOOR

### Landing

Doorways to two bedrooms and family bathroom.

Airing cupboard housing the combination boiler and loft access area.

### Bedroom one

4.63m x 3.17m (15' 2" x 10' 5")

Two Upvc double glazed windows to the front. Two radiators and ceiling lights. Fitted wardrobes space, fitted carpet.

### Bedroom two

3.78m x 2.91m (12' 5" x 9' 7")

uPVC double glazed window to the rear. Fitted carpet, radiator and power points.

### Bathroom

2.57m x 1.65m (8' 5" x 5' 5")

Panel enclosed bath with electric shower over. Wash hand basin set on shelf, low level WC. Tiled to splash back areas.

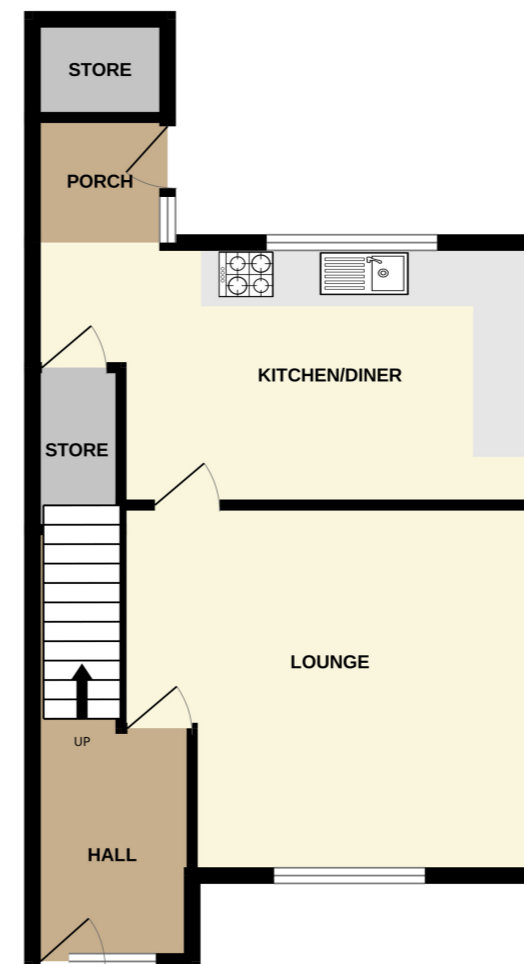
## EXTERNAL

### Gardens

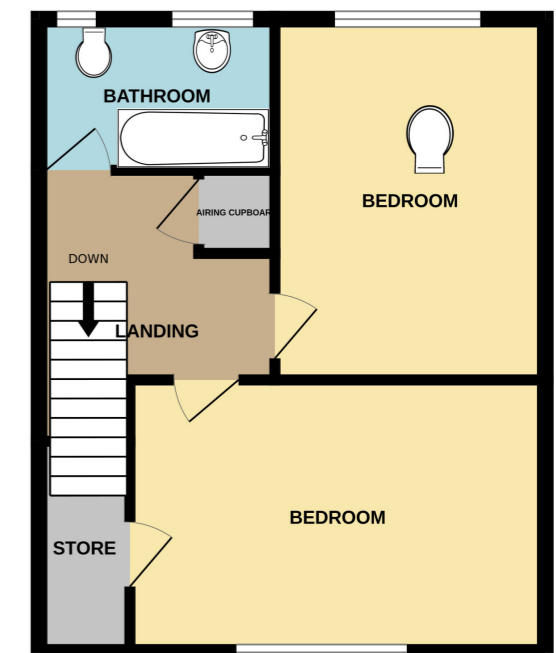
Front- Generous front garden, mainly enclosed by low block wall. A mixture of gravel and artificial lawn.

Rear- Enclosed by block wall. Mainly laid to patio, shed access and gated access to the rear. Enclosed by brick wall and wood fencing.

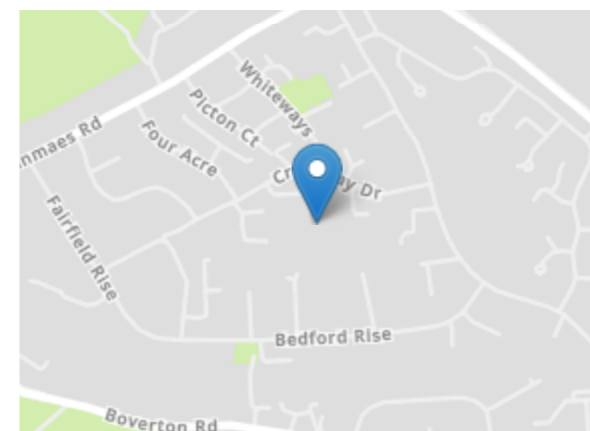
GROUND FLOOR



1ST FLOOR



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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>48</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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