



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

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THREE BEDROOM DETACHED FAMILY HOME, situated in the quiet cul-de-sac location of Heol-y-Coed. The property is briefly comprising; entrance hallway, lounge, dining room, kitchen/diner, conservatory and cloakroom to the ground floor, with three bedrooms and a family bathroom to the first floor. To the front is a low maintenance garden with garage and driveway providing off road parking and to the rear is a fully enclosed garden. EPC-D. Approx -112 SQ meters or 1205 sq foot. Council Tax-E.

## GROUND FLOOR

### Hallway

Enter the property via uPVC front door leading into the hallway with carpeted stairs leading to the first floor. Doors leading into lounge and kitchen. Radiator, ceiling light and power.

### Cloakroom

3.8m x 1.9m (12' 6" x 6' 3")

Two piece suite comprising; low level WC and pedestal wash hand basin.

### Lounge

3.76m x 4.7m (12' 4" x 15' 5")

uPVC Bay window to the front of the property. Radiator, carpeted flooring, ceiling light and power. Double doors leading into dining room.

### Dining Room

3.00m x 3.44m (9' 10" x 11' 3")

uPVC patio doors leading into conservatory. Space for dining furniture. Radiator, laminate flooring, ceiling light and power. Double doors leading into lounge.

### Kitchen

3.84m x 2.63m (12' 7" x 8' 8")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Acrylic sink and drainer with mixer tap over. Space for oven and hob. Space and plumbing for white goods. uPVC window to the rear and door to the side. Ceiling light and power.

### Conservatory

3.30m x 2.95m (10' 10" x 9' 8")

uPVC and block base construction with patio doors leading out into the rear garden. Carpeted flooring.

## FIRST FLOOR

### Landing

Doors leading to all bedrooms and family bathroom. Location of loft access.

### Bedroom One

3.86m x 3.32m (12' 8" x 10' 11")

uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

### Bedroom Two

3.30m x 4.26m (10' 10" x 14' 0")

uPVC window to the front. Fitted wardrobes, radiator, carpeted flooring, ceiling light and power.

### Bedroom Three

3.16m x 2.47m (10' 4" x 8' 1")

uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

### Bathroom

2.16m x 1.70m (7' 1" x 5' 7")

Fitted with a three piece suit comprising; low level WC, pedestal wash hand basin and walk-in shower cubicle. Tiled surrounds, radiator, ceiling light. uPVC opaque window to the rear.

## EXTERNAL

### Garage

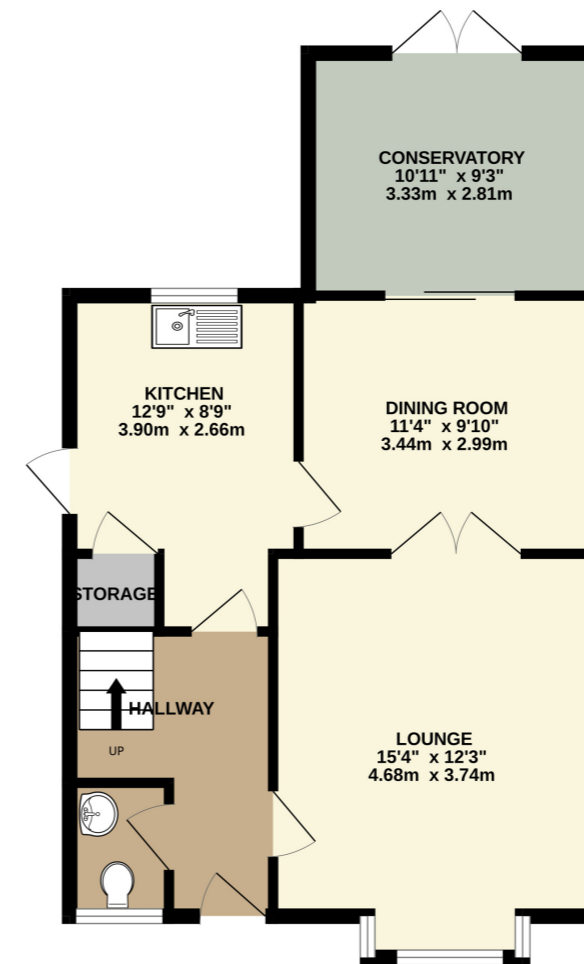
Fitted with an up and over door. Ceiling light.

### Garden

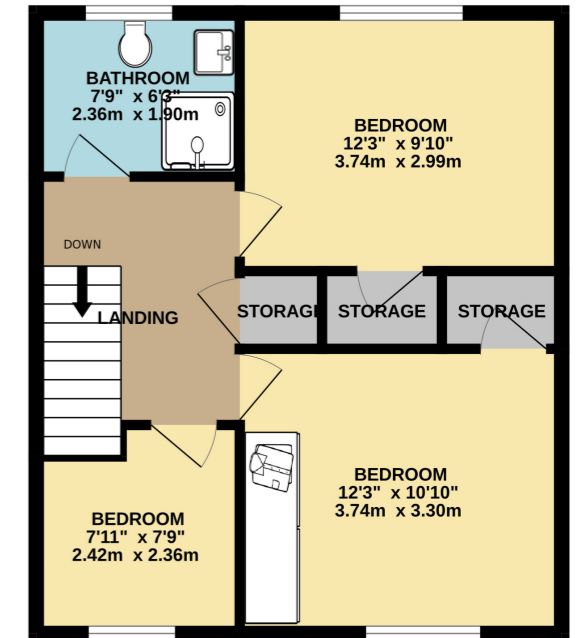
To the front of the property is a low maintenance paved area with car port and drive leading to the garage.

To the rear is a fully enclosed low maintenance paved garden with some mature planting a pond and shed to remain.

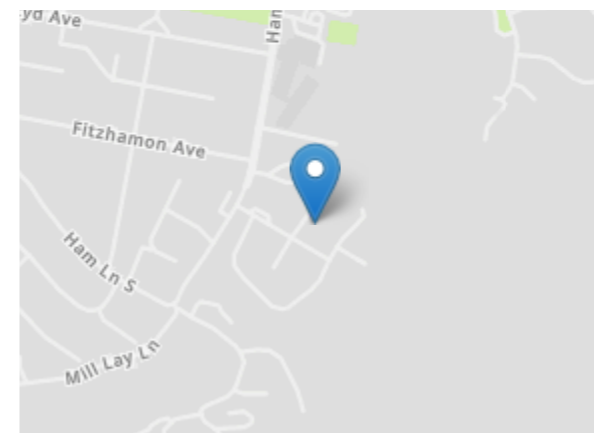
GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		67	79
England, Scotland & Wales		EU Directive 2002/91/EC	

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