



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

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FOUR BEDROOM END TERRACE PROPERTY, located at East Vale, St Athan, with all local amenities and bus routes to Llantwit Major, Barry, Bridgend and Cardiff. The property is briefly comprising; entrance hallway, cloakroom, lounge, kitchen, dining room and conservatory to the ground floor with four bedrooms and family bathroom to the first floor. The property benefits from a GARAGE located in a separate block and a fully enclosed garden to the rear. East Vale properties are subject to a monthly management charge of approximately £28.00. Council Tax Band C.

## GROUND FLOOR

### Hallway

Enter the property via fully glazed front door into the hallway with stairs leading to the first floor and doors into the cloakroom and lounge.

### Cloakroom

Fitted with a low level WC and pedestal wash hand basin. Opaque window to the side.

### Lounge

4.22m x 3.38m (13' 10" x 11' 1")

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

### Kitchen

3.23m x 2.4m (10' 7" x 7' 10")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer. Space and plumbing for white goods. Space for cooker and hob. uPVC window to the front.

### Dining Room

3.23m x 3.0m (10' 7" x 9' 10")

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

### Conservatory

3.0m x 2.5m (9' 10" x 8' 2")

uPVC and block base construction. Patio doors leading out to the rear. Radiator, carpeted flooring, ceiling light and power.

## FIRST FLOOR

### Landing

Doors leading to all bedrooms and family bathroom. Storage cupboard.

### Bedroom One

3.43m x 3.43m (11' 3" x 11' 3")

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

### Bedroom Two

3.43m x 2.62m (11' 3" x 8' 7")

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

### Bedroom Three

2.62m x 2.21m (8' 7" x 7' 3")

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

### Bedroom Four

3.99m x 2.90m (13' 1" x 9' 6")

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

### Bathroom

1.93m x 1.91m (6' 4" x 6' 3")

Fitted with a low level WC, pedestal wash hand basin and walk-in shower cubicle. Radiator, ceiling light. uPVC opaque window to the side.

## EXTERNAL

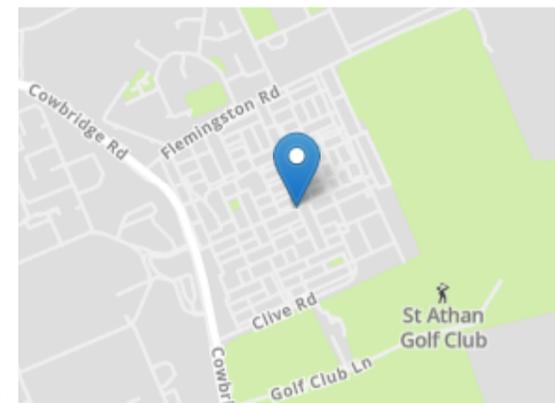
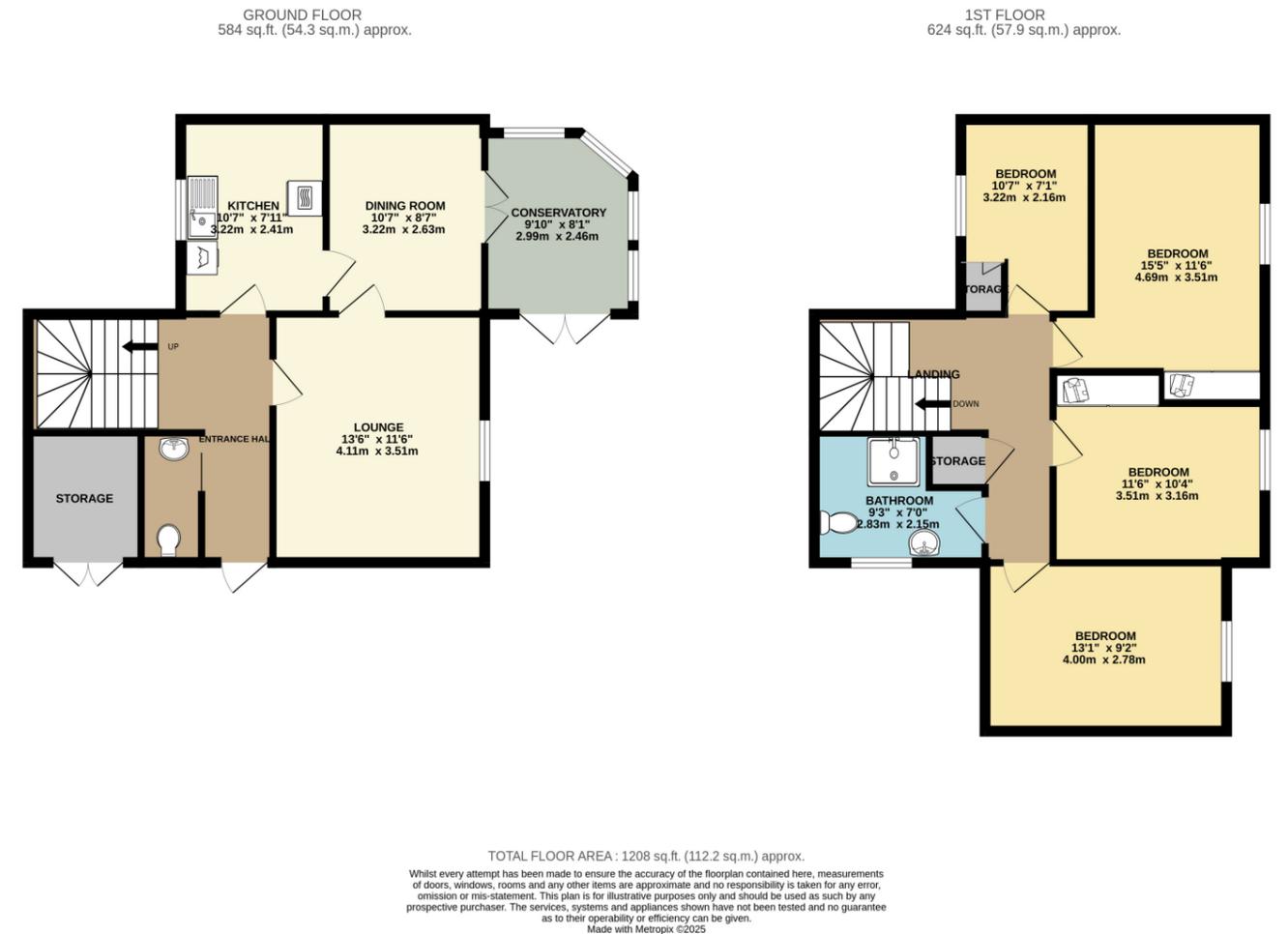
### Garden

The property is approached by a tarmac area to the front entrance with a storage cupboard located to the side, location of boiler. Gated side access to the rear.

To the rear is a fully enclosed garden mainly laid to lawn with a gated rear access. Garage located to the rear in a block across the parking area.

### Garage

Located in a separate block. Fitted with an up and over door.



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