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NEW FOUR BEDROOM DETACHED HOUSE located in the popular coastal town of Llantwit Major; conveniently located within walking distance to all local amenities, train station and schools. A small development of only four houses, with each home having been individually designed. The property is briefly comprising; hallway, cloakroom, open plan kitchen/living/dining area with bi-folding doors leading onto private garden, plus separate snug. To the first floor; master bedroom with en-suite, three further bedrooms and family bathroom. Externally the property benefits from a good sized fully enclosed garden to the rear, and off-road private driveway for two vehicles leading to a single integral garage. Backing onto playing fields with elevated distant sea views.

GROUND FLOOR

HALLWAY

Enter the property via uPVC front door into the Hallway with carpeted stairs leading to the first floor and doors leading into Snug, Cloakroom and Kitchen and integral garage. LVT flooring laid Herringbone style, underfloor heating, ceiling light and power points.

SITTING ROOM

3.78m x 2.96m (12' 5" x 9' 9")
uPVC window to the front of the property. Door leading into understairs storage cupboard. Carpeted flooring, underfloor heating, power points and ceiling light.

KITCHEN/DINING/LIVING ROOM

The kitchen area is fitted with Sigma-3 base and wall units with quartz worktops over. Integrated double oven and hob with extractor fan over. Integral washing machine, dishwasher and fridge freezer. uPVC window to the rear.

To the living/dining area are uPVC tri-fold doors and french doors leading out into garden. Space for living and dining furniture. LVT floor laid herringbone style throughout. Underfloor heating, ceiling lights and power points.

CLOAKROOM

uPVC window to the side. Fitted with a low level w.c. and pedestal wash hand basin.

INTEGRAL GARAGE

6.29m x 3.11m (20' 8" x 10' 2")
Fitted with an up and over door. Light and power. Door leading into hallway.

FIRST FLOOR

LANDING

Carpeted flooring with doors leading into all bedrooms and family bathroom.

BEDROOM ONE

3.28m x 4.28m (10' 9" x 14' 1")
uPVC window overlooking the rear of the property. Door into En-Suite, Radiator, carpeted flooring, ceiling light and power.

EN-SUITE

Fitted with a walk-in shower cubicle, modern vanity style wash hand basin and low level w.c. Fully tiled, radiator.

BEDROOM TWO

3.29m x 3.29m (10' 10" x 10' 10")
uPVC window to the rear of the property. Carpeted flooring, radiator, ceiling light and power.

BEDROOM THREE

3.70m x 3.83m (12' 2" x 12' 7")
uPVC windows overlooking the front of the property. Radiator, carpeted flooring, ceiling light and power.

BEDROOM FOUR

2.52m x 3.76m (8' 3" x 12' 4")
uPVC window overlooking the front of the property. Radiator, carpeted flooring, ceiling light and power.

FAMILY BATHROOM

1.92m x 3.11m (6' 4" x 10' 2")
Fitted with a walk-in shower cubicle, panelled bath, modern vanity style wash hand basin. Towel radiator, fully tiled. uPVC window to the side.

EXTERNAL

GARDEN

To the front is block paving driveway for up to two vehicles leading to single integral garage. Gated side access to the rear of the property.

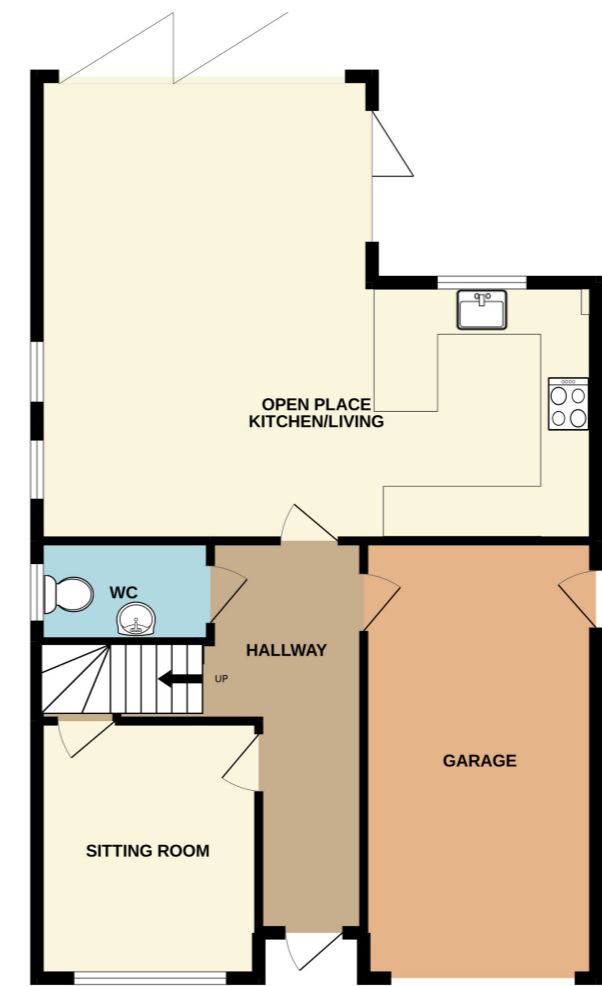
To the rear is a fully enclosed south facing garden mainly laid to lawn with patio area. Backing onto playing fields beyond.

ADDITIONAL INFORMATION

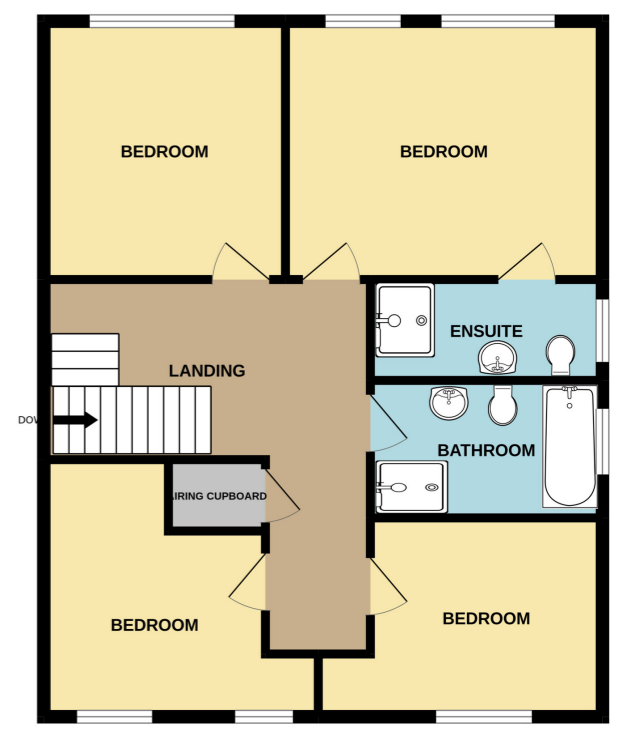
All Mains Services Connected - gas-fired central heating. Ground floor zoned underfloor heating. Freehold. Council Tax Band; TBC.

Openreach Fibre to the property, internal sprinkler system fitted plus USB charging points throughout. Architect Warranty for a 6-year period following date of completion.

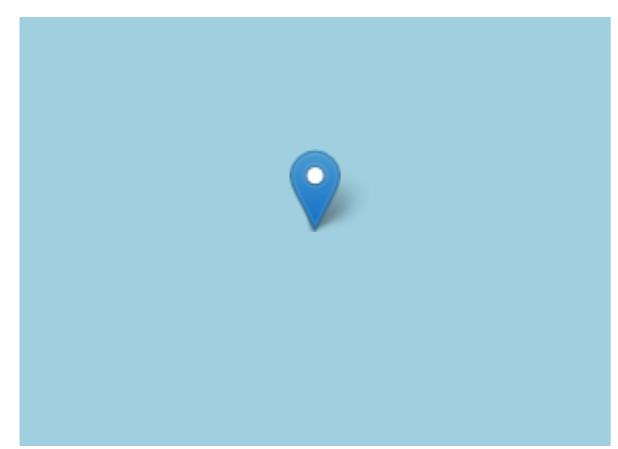
GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 1611 sq.ft. (149.7 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			
(92-100)	A		92
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(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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