



28 Tyle House Close, Llanmaes, CF61 2XZ

£435,000



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

Tel No 01446 794433. E-Mail info@brightermoves.co.uk

Web www.brightermoves.co.uk



THREE BEDROOM DETACHED BUNGALOW located in the sought after village of Llanmaes, within easy access of Llantwit Major and all local schools, amenities and train station. The property is briefly comprising; entrance porch, hallway, lounge, kitchen, dining room, conservatory, bathroom and three bedrooms. The property benefits from a westerly facing rear garden, garage and off road parking for multiple vehicles. NO ONWARD CHAIN.

Entrance

Enter the property via uPVC front door with uPVC glazed door leading into hallway. From the hallway, doors leading into the lounge, dining room, kitchen, bathroom and all bedrooms. Location of storage cupboard, radiator and ceiling light.

Lounge

4.82m x 3.48m (15' 10" x 11' 5")
Full height uPVC window to the front. Feature electric fire with surround and hearth. Carpeted flooring, radiator, ceiling light and power.

Kitchen

3.32m x 2.39m (10' 11" 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 with mixer tap over. Space and plumbing for washing machine. Built-in electric double oven and integrated gas hob. Built-in fridge and freezer. Location of wall mounted combi boiler. uPVC window and fully glazed door to the side. Ceramic floor tiles, ceiling light and power.

Dining Room

3.50m x 3.10m (11' 6" x 10' 2")
uPVC patio doors leading into conservatory. Space for dining furniture, carpeted flooring, radiator, ceiling light and power.

Bedroom One

3.71m x 3.48m (12' 2" x 11' 5")
uPVC window to the front. Built-in cupboards. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

4.04m(max) x 3.45m(max) (13' 3" x 11' 4")
uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three

2.28m x 3.48m (7' 6" x 11' 5")
uPVC window to the side. Location of loft access. Radiator, carpeted flooring, ceiling light and power.

Bathroom

2.39m x 2.51m (7' 10" x 8' 3")
Fitted with three piece comprising; low level WC and wash hand basin set into vanity units with storage. Panelled bath. Walk-in shower cubicle. uPVC opaque window to the side. Radiator, ceiling light and ceramic tiled flooring.

Conservatory

3.68m x 3.07m (12' 1" x 10' 1")
uPVC and block base construction with patio doors to the rear. Radiator, ceiling light and power.

Garden

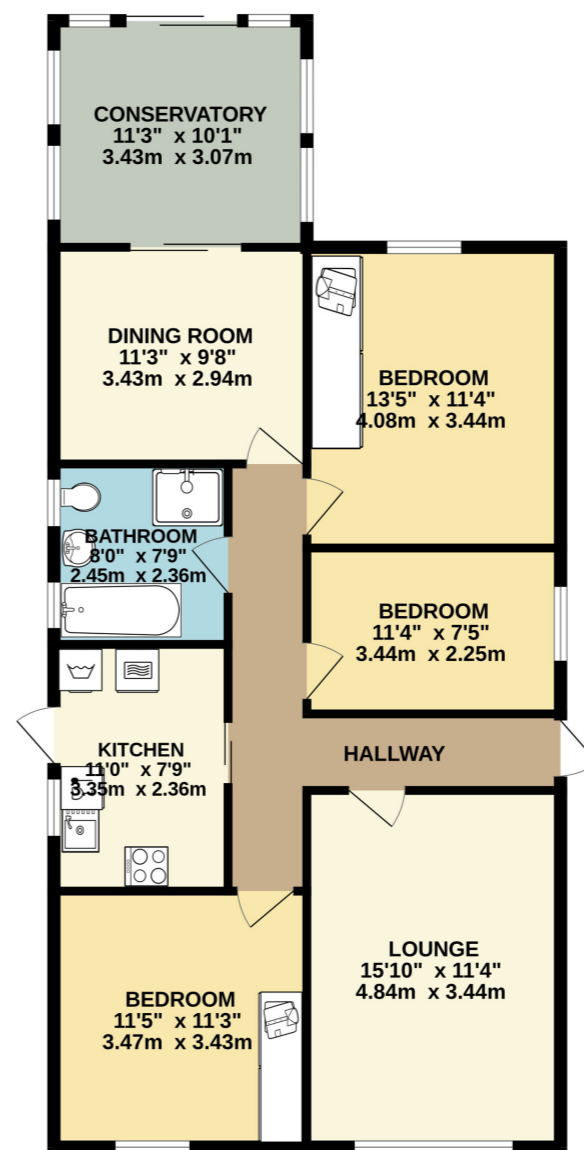
The front of the property is enclosed via stone wall and mainly laid to lawn with some mature planting. Driveway providing off road parking for multiple vehicles leading to the garage.

To the rear is a fully enclosed westerly facing garden mainly laid to lawn with a decked area providing space for garden furniture, planted with mature shrubs and trees. Three garden sheds to remain. Gated side access.

Garage

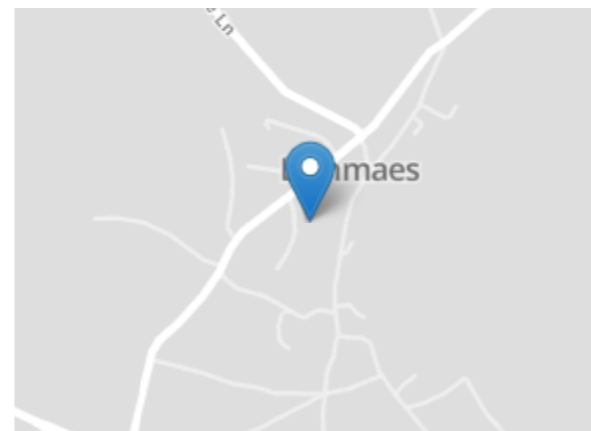
Fitted with an up and over door.

GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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.
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MIS REPRESENTATION ACT 1967: These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.
PROPERTY MIS DESCRIPTION ACT 1991: All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.
PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.