



15 Grange Gardens, Llantwit Major, CF61 2XB

£399,000



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FIVE BEDROOM DETACHED FAMILY HOME located in a popular quiet cul-de-sac location close to all local amenities, schools and train station. Internally the property is briefly comprising, entrance porch, hallway, lounge, dining room, conservatory,kitchen, utility and cloakroom to the ground floor with five bedrooms and a family bathroom to the first floor. The property is additionally benefiting from an integral GARAGE and driveway providing off road parking and a fully enclosed garden to the rear. Approximately 130 SQM of property. Council tax-E.

GROUND FLOOR

Hallway

Enter the property via uPVC front door into the hallway.

Lounge

4.5m x 4m (14' 9" x 13' 1")

uPVC window to the front of the property. Gas fireplace.

Radiator, ceiling light and power.

Kitchen

3.30m x 2.90m (10' 10" x 9' 6")

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. Range style gas oven and hob. Space and plumbing for white goods. Radiator. uPVC window to the rear.

Dining Room

3.0m x 2.9m (9' 10" x 9' 6")

Space for dining furniture. Carpeted flooring, radiator, ceiling light and power. Open plan into conservatory.

Conservatory

uPVC and block base construction. Carpeted flooring, radiator, ceiling light and power.

Utility Room

2.59m x 2.1m (8' 6" x 6' 11")

uPVC window. Fitted with a range of units with work surfaces over. Stainless steel sink and drainer with tap over. Space and plumbing for white goods.

Cloakroom

Two piece suite comprising low level WC and wash hand basin. Ceiling light. uPVC obscure window.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom. Location of loft access. Radiator, ceiling light and power.

Bedroom One

3.45m x 3.30m (11' 4" x 10' 10")

uPVC window to the front. Carpeted flooring, fitted wardrobes, radiator, ceiling light and power.

Bedroom Two

3.90m x 2.50m (12' 10" x 8' 2")

uPVC window to the front. Carpeted flooring, fitted wardrobes, radiator, ceiling light and power.

Bedroom Three

2.40m x 2.15m (7' 10" x 7' 1")

uPVC window to the front. Carpeted flooring, fitted wardrobes, radiator, ceiling light and power.

Bedroom Four

3.25m x 2.90m (10' 8" x 9' 6")

uPVC window to the rear. Carpeted flooring, radiator, ceiling light and power.

Bedroom Five

2.50m x 2.30m (8' 2" x 7' 7")

uPVC window to the rear. Carpeted flooring, radiator, ceiling light and power.

Bathroom

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath. Tiled surrounds. Radiator, ceiling light. uPVC obscure window.

EXTERNAL

Garden

The front of the property is approached via driveway leading to integral garage, with a paved area to the side with some mature planting.

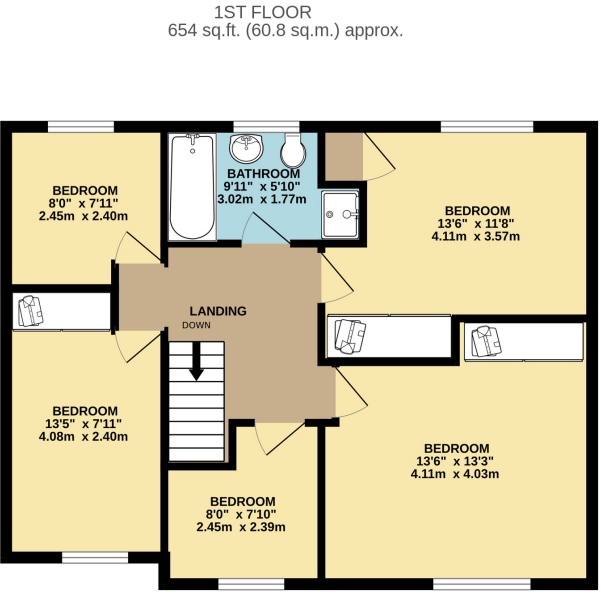
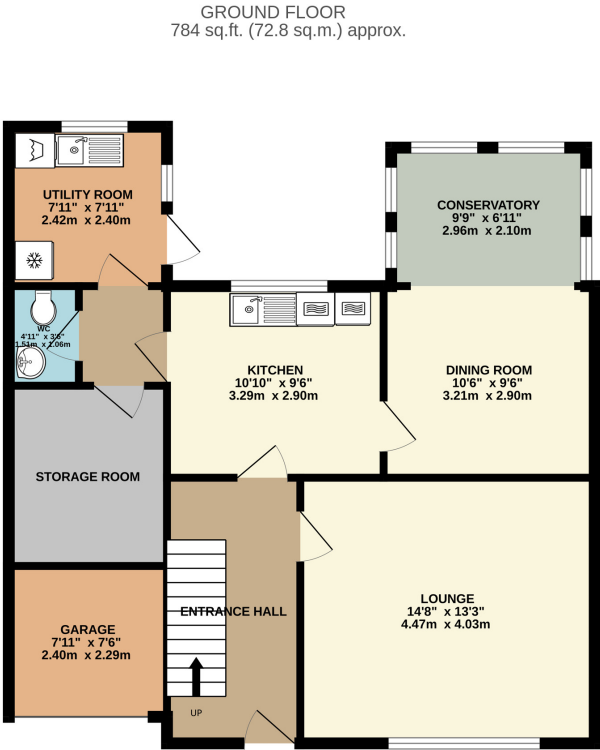
To the rear is a fully enclosed low maintenance garden laid to patio with some mature planting of trees and shrubs. Shed to remain.

Garage

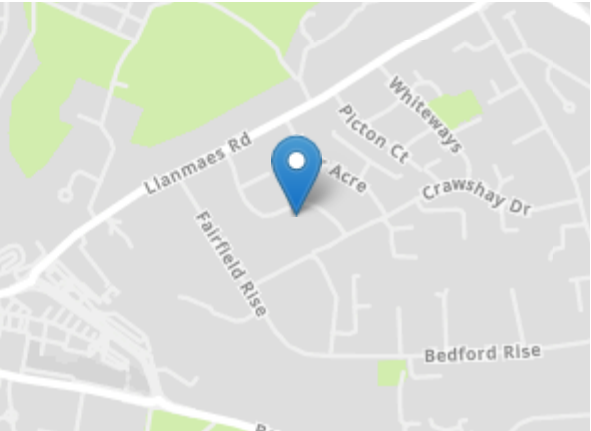
5.11m x 2.6m (16' 9" x 8' 6") Overall length and width before alteration.

Rear- Split garage to provide extra storage or living space from the kitchen entrance. Can be returned to full garage.

Front- Up and over door, electric supply.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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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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.