



19 Llanmaes Road, Llantwit Major, CF61 2XD

£440,000



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EXTENDED FOUR BEDROOM DETACHED PROPERTY WITH GARAGE. Located in a sought after location within short walking distance to the train station and all local amenities. The property is briefly comprising; Porch, Hallway, Cloakroom, Lounge, Dining Room and Kitchen to the ground floor with Four Bedrooms, En-suite and family bathroom to the first floor. The property additionally benefits from off road parking and a fully enclosed garden to the rear. Council Tax Band E.

## GROUND FLOOR

### Porch

uPVC double glazed door and window to the front. Wood frame door to hallway. Laminated flooring.

### Hallway

Carpets stairs to the first floor level. Doorways to the lounge, kitchen and under stair storage.

### Lounge

5.2m x 3.4m (17' 1" x 11' 2")  
uPVC double glazing to the front aspect. Original wood block flooring, feature gas fire and surround. Wood frame doors to the dining room. Radiator, ceiling light and power points.

### Kitchen/diner

6.0m x 3.2m (19' 8" x 10' 6")  
Fitted with a range of base and wall units with stone work surfaces over and inset bowl with drainer. Electric hob with extractor fan over. Double oven in tower unit. Integrated fridge freezer, dish washer and washing machine. laminated flooring, doorway to cloakroom and storage. uPVC double glazed door and window to the rear. Spotlights.

### Dining Room

3.44m x 2.86m (11' 3" x 9' 5")  
Open plan design to the conservatory and doorway to the kitchen. . Fitted carpet, radiator, power points and ceiling light.

### Conservatory

2.80m x 1.76m (9' 2" x 5' 9")  
Block base and uPVC construction. Door to teh side and fitted carpet.

### Cloakroom

Two piece suit comprising; low level W.C. and pedestal wash hand basin. Radiator and laminate flooring.

## FIRST FLOOR

### Landing

Doorways lead to four bedrooms, family bathroom and loft access.

### Bedroom One

4.7m x 2.82m (15' 5" x 9' 3")  
uPVC window to the front. Range of fitted wardrobes and drawers. Fitted carpet, radiator, power points and ceiling light. Doorway to the En-Suite.

### En Suite

uPVC double glazed window to the rear. Walk in shower cubicle with electric shower. Low level WC and wash hand basin in vanity unit. Radiator, extractor fan and cushion flooring.

### Bedroom Two

3.63m x 3.47m (11' 11" x 11' 5")  
uPVC window to the front of the property. Fitted wardrobes, fitted carpet, ceiling light and power.

### Bedroom Three

4.02m x 2.55m (13' 2" x 8' 4")  
uPVC window to the front of the property. Carpeted flooring, ceiling light and power.

### Bedroom Four

2.73m x 1.80m Longest and widest point.  
uPVC window to the front of the property. Carpeted flooring, ceiling light and power.

### Bathroom

2.48m x 1.70m (8' 2" x 5' 7")  
uPVC double glazed window to the rear. Panel enclosed bath, low level WC. and Wash hand basin on pedestal.

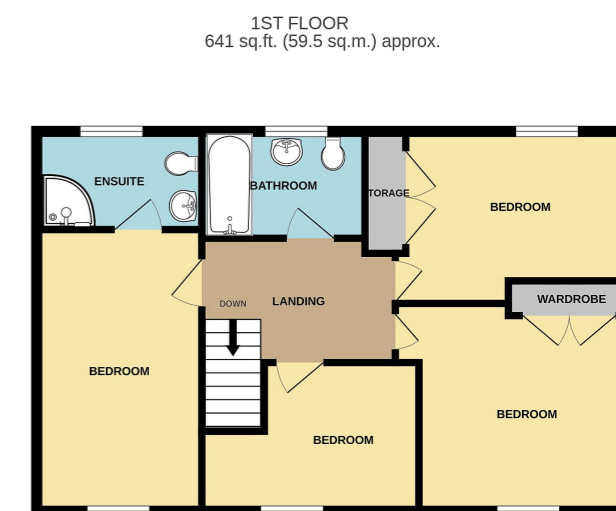
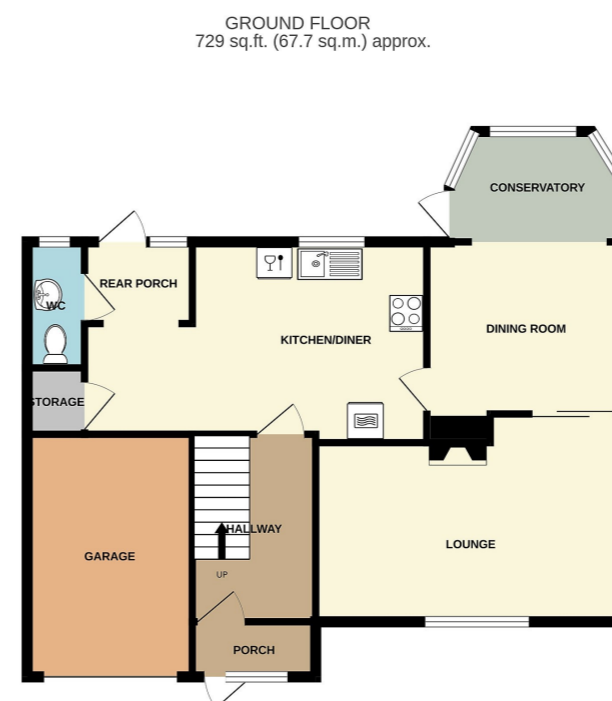
## EXTERNAL

### Garden

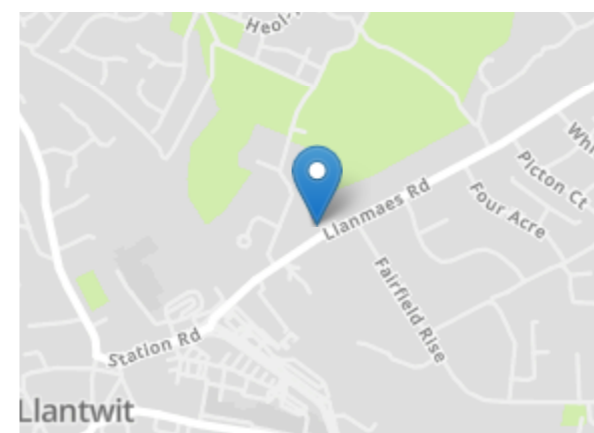
To the front the property is approached via a gated driveway, leading to the garage. enclosed front garden with mixture of gras, mature planting and hedgerow  
To the rear is a fully enclosed, mature garden with a mixture of patio and grass areas. Enclosed by hedgerow.

### Garage

Fitted with an up and over door and supplied by electric.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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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