



17 Voss Park Drive, Llantwit Major, CF61 1YD

£350,000



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TWO BEDROOM BUNGALOW DETACHED PROPERTY SET IN THE POPULAR VOSS PARK ESTATE. Location is convenient for access to trains, schools and other local conveniences. The property is briefly comprising; hallway, lounge, kitchen, bathroom, two bedrooms. Externally the property benefits from a fully enclosed rear garden, garage and driveway providing off road parking. Approximately 72 Square Meters Or 775.00 Square Feet of living space.

Entrance Hallway

Enter the property via uPVC door into the hallway. Radiator, door leading into lounge.

Lounge

7.1m x 3.3m (23' 4" x 10' 10")  
uPVC window to the front and side of the property. uPVC door to the front. Feature fireplace with stone surround and hearth housing electric fire. Radiator, carpeted flooring, ceiling light and power.

Kitchen

3.84m x 2.69m (12' 7" x 8' 10")  
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Acrylic sink and drainer with mixer tap over. Space and plumbing for white goods. Space for oven. Pantry. uPVC door and window to the side. Vinyl flooring, ceiling light and power.

Bathroom

2.46m x 1.58m (8' 1" x 5' 2")  
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath. Radiator, vinyl flooring, ceiling light. Opaque window to the side.

Bedroom One

3.80m x 2.85m (12' 6" x 9' 4")  
uPVC window to the rear of the property.  
Fitted wardrobes. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

3.80m x 3.19m (12' 6" x 10' 6")  
uPVC window to the rear of the property.  
Radiator, carpeted flooring, ceiling light and power.

EXTERNAL

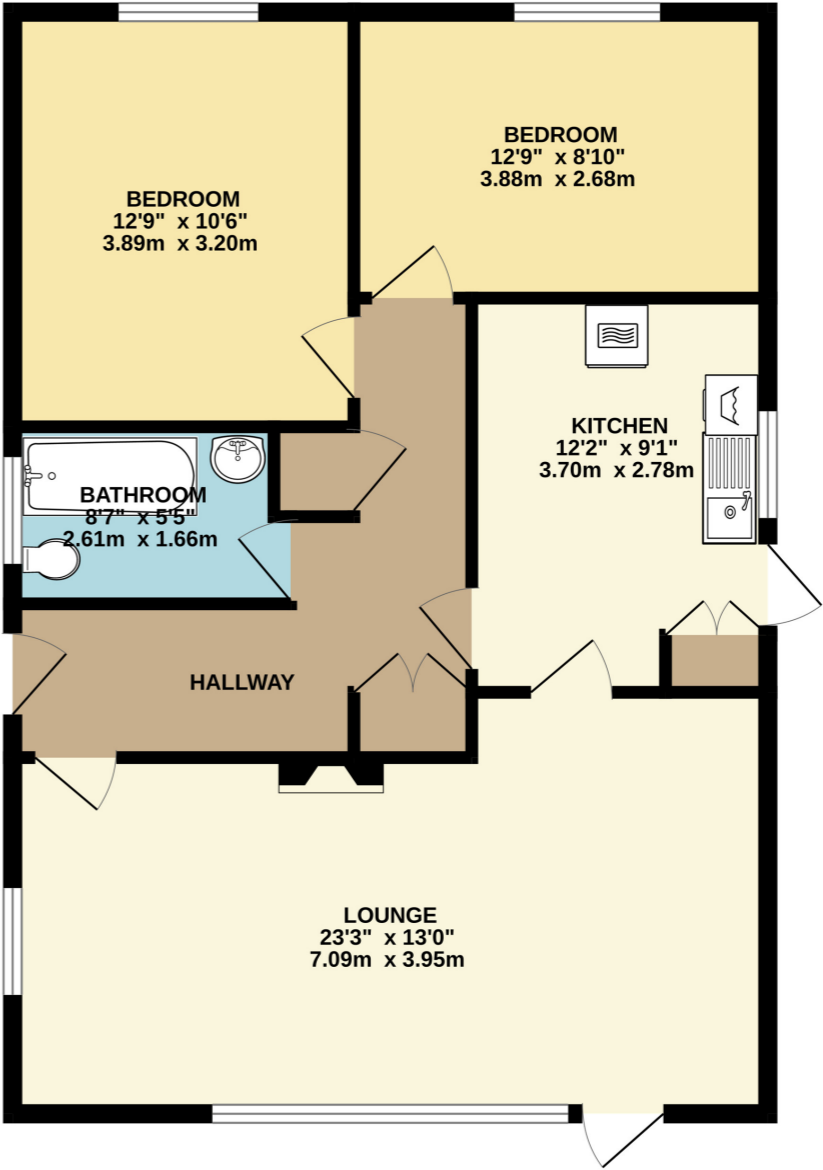
Garden

To the front is a driveway leading to the garage with a lawned area to the side.  
  
To the rear is a fully enclosed garden mainly laid to lawn with a patio area providing space for garden furniture and some mature planting of shrubs. Gated side access.

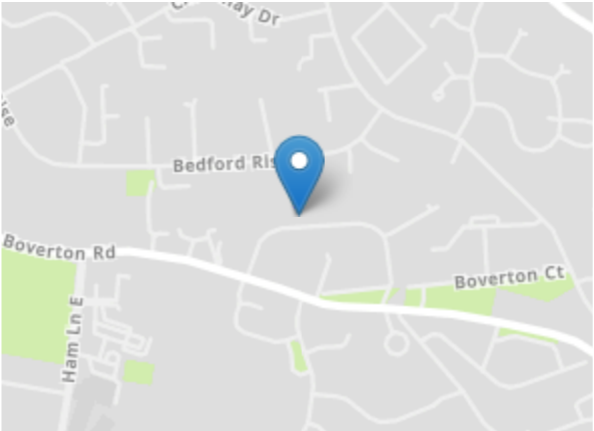
Garage

5.1m x 2.5m (16' 9" x 8' 2") plus 1.6m x 3.6m (5' 3" x 11' 10")  
Fitted with an up and over door.

GROUND FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 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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