



3 Barons Close, Llantwit Major, South Glamorgan, CF61 1TD

£415,000



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

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160 Square Meters (1722 Square feet) of property. EXTENDED FIVE BEDROOM FAMILY HOME packed with extras, a southerly facing garden and generous parking area. Located in Llantwit Major Town within a convenient distance to all local amenities, schools and train station. This well presented property benefits from a stylish kitchen/diner, utility room and WC, lounge and dining room to the ground floor with master bedroom with en-suite, four further bedrooms and bathroom to the first floor level. Externally the property has off road parking to the front for multiple vehicles and a fully enclosed garden with an enclosed area set up for al-fresco dining. EPC-C

GROUND FLOOR

Hallway

2.14m x 1.8m (7' 0" x 5' 11")  
Enter the property via composit front door into hallway with doors leading into dining room, lounge and kitchen/diner. Stairs lead to the first floor level. Tiled flooring, ceiling light.

Cloakroom

1.73m x 1.26m (5' 8" x 4' 2")  
Fitted with a low level WC and copper wash hand basin with mixer tap over. Chrome towel rail radiator, tiled flooring, ceiling light.

Dining Room/Reception room 2

6.20m x 3.34m (20' 4" x 10' 11")  
uPVC window to the side,sSpace for dining furniture. Laminate flooring, radiator, ceiling light. Wood frame stable door to rear garden.

Lounge

3.60m x 5.13m (11' 10" x 16' 10")  
uPVC window overlooking the front and uPVC patio doors to the rear. Feature log burner with wooden mantle and tiled hearth. Radiator, laminate flooring, ceiling light and power.

Kitchen/Diner

5.61m x 4.80m (18' 5" x 15' 9")  
Fitted with a range of modern base and wall units with a mix of stone and wooden work surfaces over. Belfast sink with mixer tap over. Built-in dishwasher. Integrated electric oven and five ring gas hob built into island with chairs for dining. Space for fridge/freezer. uPVC French doors to the side and uPVC window to the rear. Tiled flooring, radiator, spot lights and power.

Utility Room

3.10m x 1.66m (10' 2" x 5' 5")  
uPVC window to the front and uPVC door to the side. Fitted with base units with contrasting work surfaces over and tiled surrounds. Belfast sink with mixer tap over. Space and plumbing for white goods. Laminate flooring, ceiling light and power.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom. Location of loft access, fully boarded with pull down ladder. Carpeted flooring, ceiling light.

Bedroom One

5.58m x 3.06m (18' 4" x 10' 0")  
uPVC window and French doors opening out to a Juliet balcony with wrought iron railing. Built-in wardrobes. Wood flooring, radiator, ceiling light and power. Doorway to En-Suite.

En-Suite

1.85m x 1.80m (6' 1" x 5' 11")  
Fitted with a low level WC, wash hand basin set into vanity unit with mixer tap over and walk in shower cubicle with glass surround. Fully tiled, radiator, ceiling light.

Bedroom Two

5.20m x 3.15m (17' 1" x 10' 4")  
uPVC window to the front. Carpeted flooring, radiator, ceiling light and power.

Bedroom Three

4.16m x 2.59m (13' 8" x 8' 6")  
uPVC window to the front. Fitted wardrobes, wood flooring, radiator, ceiling light and power.

Bedroom Four

4.30m x 2.55m (14' 1" x 8' 4")  
uPVC window to the front. Laminate flooring, ceiling light and power.

Bedroom Five

2.51m x 2.63m (8' 3" x 8' 8")  
uPVC window to the rear. Carpeted flooring, ceiling light and power.

Bathroom

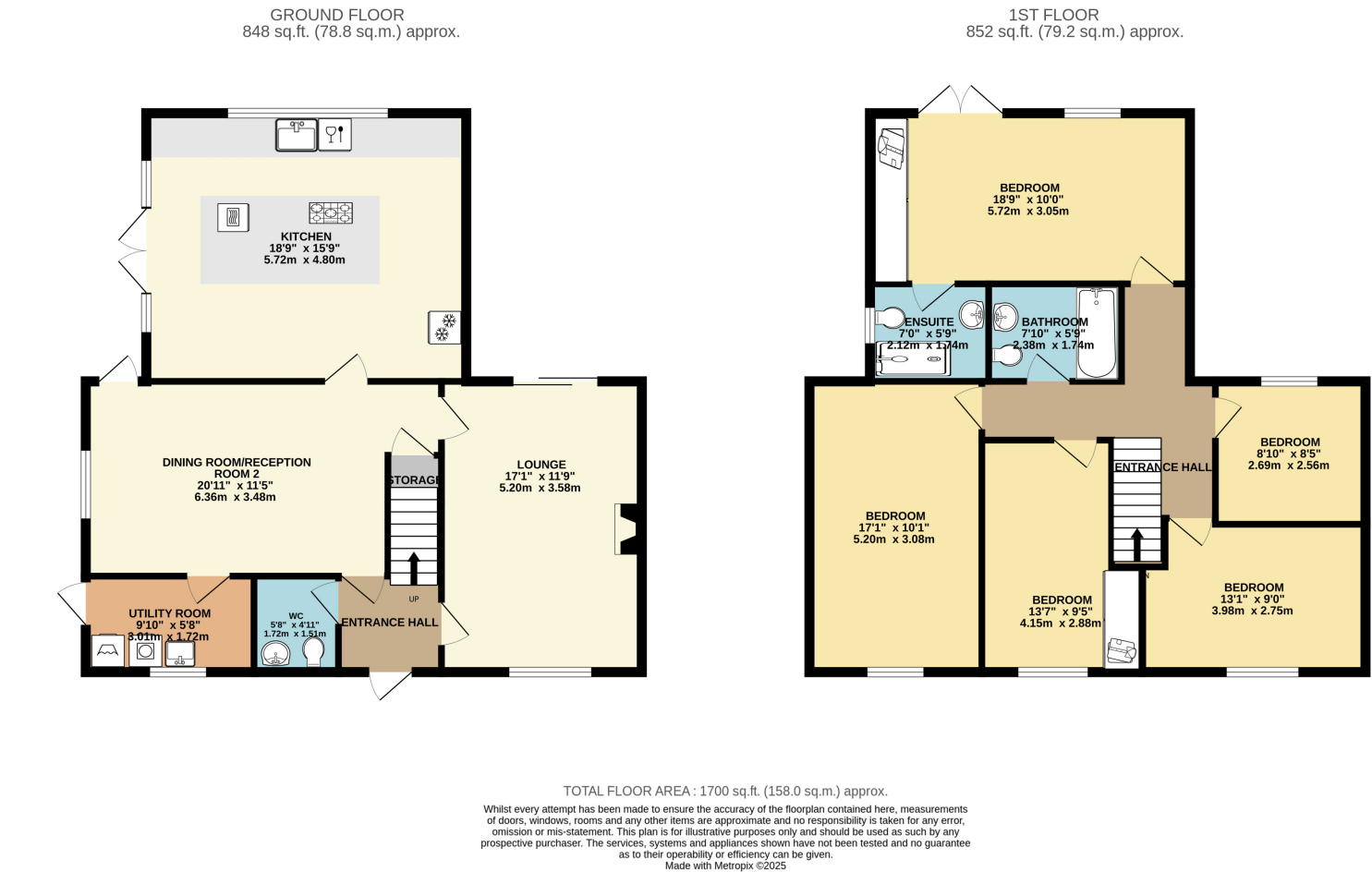
Fitted with a three piece suite comprising; low level WC and wash hand basin with mixer tap over set into vanity unit, p-shaped bath with glass screen and shower over. Part tiled to walls and tiled flooring. Chrome towel rail radiator, ceiling light.

EXTERNAL

Garden

The front of the property is low maintenance laid to gravel with parking for multiple vehicles. A block paved pathway leads to the gated side entrance.

To the rear is a fully enclosed garden laid with a mixture of patio and lawned areas with some mature planting. To the side is a covered alfresco dining/barbacue area.



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