



5 Raglande Court, Llantwit Major, CF61 1TB

Offers over £299,995



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



LARGER THAN AVERAGE,THREE BEDROOM SEMI DETACHED PROPERTY located on the south side of Llantwit Major Town with all local amenities, schools and train station. The property is briefly comprising; Entrance hallway, shower room, lounge, kitchen and dining room to the ground floor with three bedrooms and a family bathroom to the first floor level. Externally the property benefits from a driveway providing off road parking and a fully enclosed garden to the rear. APPROX 94 SQM. or 1011 SQFT of living space. Council tax-E. EPC-C

GROUND FLOOR

Hallway
1.87m x 4.0m (6' 2" x 13' 1")
Enter the property via uPVC front door into the hallway with stairs leading to the first floor level and doors leading into shower room, lounge and kitchen. Radiator, ceiling light and power.

Shower Room
2.26m x 1.77m (7' 5" x 5' 10") Longest and widest point.
Fitted with a low level WC, pedestal wash hand basin and walk-in shower cubicle. Radiator, ceiling light.

Lounge
3.54m x 4.40m (11' 7" x 14' 5")
uPVC window to the front. Fitted carpet, radiator power points, feature fire place, open plan to the dining room.

Dining Room
3.04m x 3.78m (10' 0" x 12' 5")
uPVC window to rear. Fitted carpet, radiator, ceiling light and power. Space for dining table and chairs.

Kitchen
2.42m x 3.78m (7' 11" x 12' 5")
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 white goods. Space for oven. uPVC door to the rear. Ceiling light and power.

FIRST FLOOR

Landing
2.32m x 3.35m (7' 7" x 11' 0")
Doors leading to all bedrooms and family bathroom. Location of loft access.

Bedroom One
3.14m x 3.8m (10' 4" x 12' 6")
uPVC window to the front of the property. Fitted wardrobes, radiator, carpeted flooring, ceiling light and power.

Bedroom Two
3.14m x 3.24m (10' 4" x 10' 8")
uPVC window to the rear of the property. Fitted wardrobes, radiator, carpeted flooring, ceiling light and power.

Bedroom Three
2.32m x 2.95m (7' 7" x 9' 8")
uPVC window to the front of the property. Radiator, carpeted flooring, ceiling light and power.

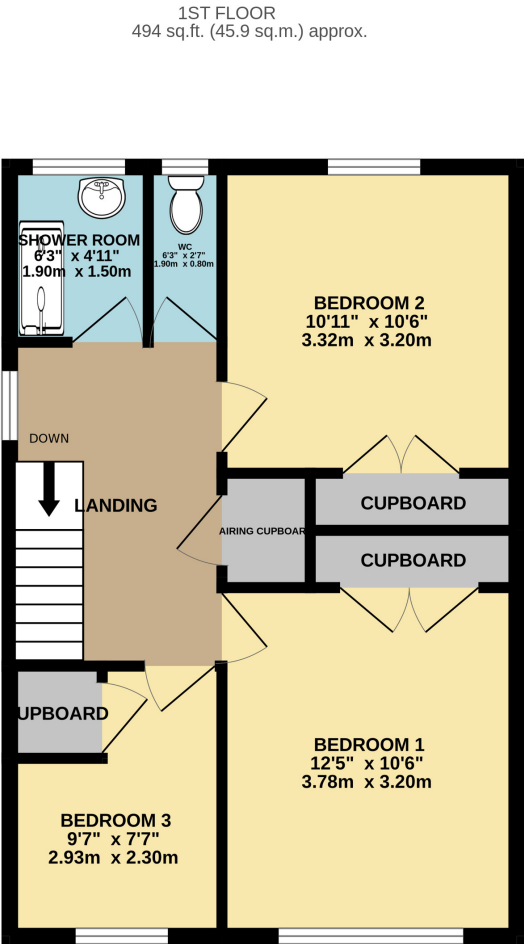
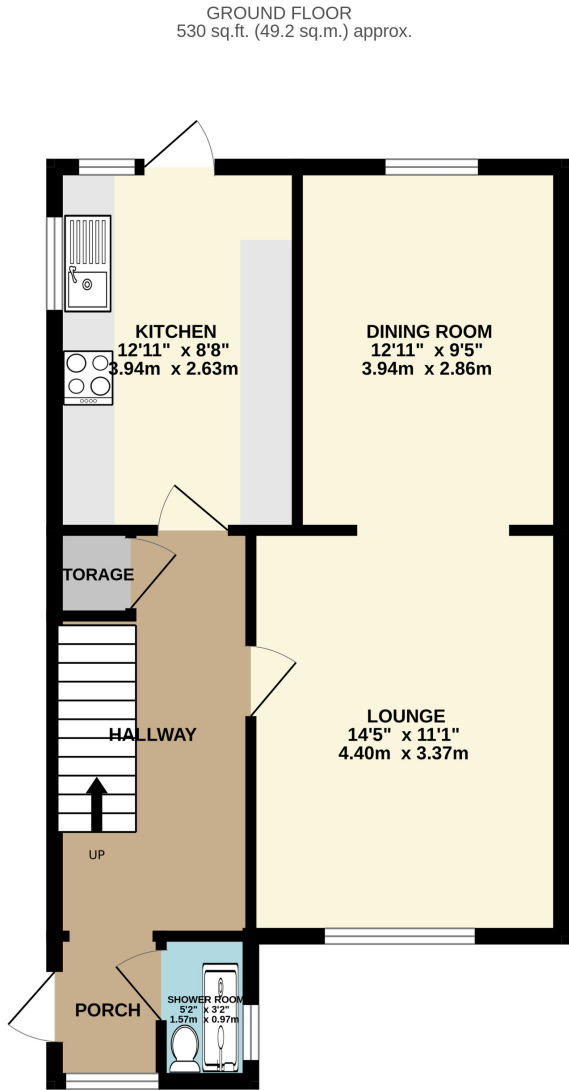
Shower Room.
1.4m x 1.9m (4' 7" x 6' 3")
uPVC window to the rear. Walk in shower cubicle, wash and basin. Vinyl flooring.

wc
uPVC window to rear. Low level WC. Vinyl flooring.

EXTERNAL

Garden
The front of the property is approached via driveway providing off road parking and a lawned area to the side. Gated rear access.

To the rear is a fully enclosed rear garden. with mixture of patio, gravel and planting areas. Enclosed by block wall and wood panelling.



TOTAL FLOOR AREA : 1023 sq.ft. (95.1 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



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	71	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	71	78
D		
(39-54)		
E		
(21-38)		
F		
(1-20)	71	78
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		