



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



**** NO CHAIN**THREE BEDROOM END OF LINK PROPERTY** located on the popular Pentre'r Cwrt estate within close proximity to all local amenities, schools and train station. The property is briefly comprising; entrance porch, lounge, kitchen/diner and conservatory to the ground floor with three bedrooms and a family bathroom to the first floor level. The property additionally benefits from off road parking for two cars a fully enclosed rear garden. Council Tax Band D.

Entrance Hall

Step through a modern uPVC front door into a welcoming entrance hallway, featuring carpeted flooring and a staircase rising to the first floor. The hallway includes a radiator for added comfort, a ceiling light, and a door providing access to the lounge, creating a practical and inviting first impression of the home.

Lounge

14' 6" x 11' 7" (4.42m x 3.53m)

Double-glazed window overlooks the front of the property, allowing plenty of natural light to fill the room. Fitted carpet and door through to the kitchen/diner.

Kitchen/Diner

14' 10" x 10' 1" (4.52m x 3.07m)

This well-appointed kitchen is fitted with a comprehensive range of base and wall-mounted units, complemented by contrasting work surfaces that provide both style and practicality. Kitchen features a stainless steel sink with drainer and mixer tap, along with a built-in electric oven, gas hob, and extractor hood above.

A uPVC window overlooks the rear aspect, allowing for plenty of natural light. There is ample space to accommodate a dining table and chairs, while double sliding doors open seamlessly into the conservatory.

Conservatory

9' 10" x 8' 10" (3.00m x 2.69m)

Conservatory with elegant French doors opening directly onto the rear garden, allowing plenty of natural light to flow into the space. Tiled flooring for a clean and practical finish, and wall-mounted lights that create a warm and inviting atmosphere.

Landing

Doors leading to all bedrooms and family bathroom. Location of airing cupboard and loft access. Ceiling light.

Bedroom One

14' 10" x 8' 8" (4.52m x 2.64m)

uPVC window to the front of the property. Built-in cupboard. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

9' 1" x 7' 5" (2.77m x 2.26m)

uPVC window to the rear of the property. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three

7' 7" x 7' 3" (2.31m x 2.21m)

uPVC window to the rear of the property. Built-in cupboards. Radiator, carpeted flooring, ceiling light and power.

Bathroom

Fitted with a three piece suite; comprising wash hand basin, low level WC and a panelled bath with an electric shower over. uPVC opaque window to the side. Radiator, laminate flooring, ceiling light.

Garden

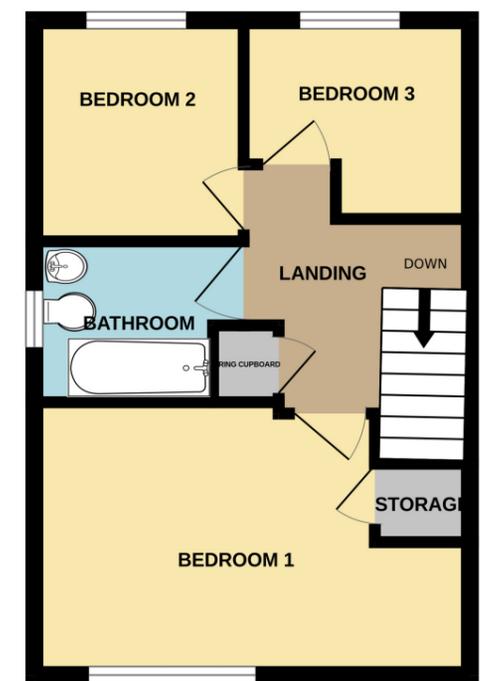
To the front the property is approached via a lawned garden bordered by mature trees. Driveway providing parking for two cars. Gated access to the rear garden at the side of the property.

To the rear is a fully enclosed garden with mixture of patio and lawned area.

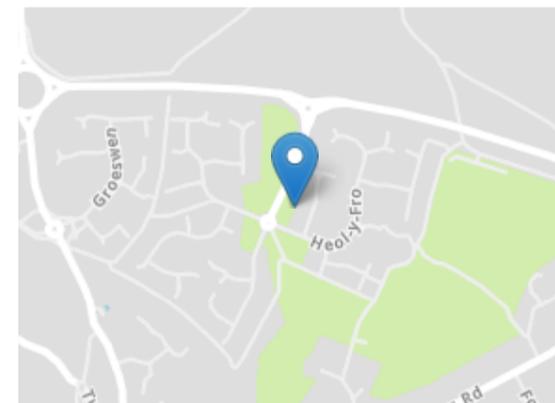
GROUND FLOOR



1ST FLOOR



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