



Castle Lodge, Llantwit Major, Llanmaes, CF61 2XR

£635,000



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



CASTLE LODGE OFFERS A NEW BUILD PROPERTY WITH A CHANCE TO HAVE YOUR SAY ON THE FINISH. £250.00 cashback when buying through Brighter Moves. A three bedroom detached contemporary dorma bungalow in the sought after picturesque village of Llanmaes, neighbouring the historic costal Town of Llantwit Major. With local amenities, train station and schools. The owner will continue with finishing the property though certain finishing's can be negotiated. Llanmaes has a thriving village community, a local pub and the impressive historic church, St Cattwg dating back to the 13th century. Southerly facing rear garden. (Cash back applies to offers accepted later than November 2022)

GROUND FLOOR

HALLWAY

Composite door to a generous hallway. The hallway gives access to first reception room, lounge, kitchen diner and stairway to the first floor level. Ceiling spotlights, radiator and power points.

LOUNGE

5.13m x 4.64m (16' 10" x 15' 3")

uPVC double glazed window to the front. Ceiling spotlights, radiator and power points. Open plan design to the dining area.

RECEPTION ROOM TWO

4.01m x 2.92m (13' 2" x 9' 7")

uPVC double glazed window to the front. Ceiling light, radiator and power points.

DINING ROOM

4.35m x 3.83m (14' 3" x 12' 7")

Tri fold uPVC double glazed doors to the rear. Ceiling lights, radiator and power points. Open plan design to the kitchen.

KITCHEN

3.63m x 4.35m (11' 11" x 14' 3")

uPVC double glazed window to the Rear. Range of base and wall units with Granite worktops over the base. Inset sink and drainer, Electric oven, induction hob and extractor fan over.

Integrated dish washer, free standing Smeg fridge freezer. Ceiling spotlights, radiator and power points. Doorway to utility room.

UTILITY ROOM

2.96m x 2.49m (9' 9" x 8' 2")

Composite Door and uPVC double glazed window to rear. Fixed wall and base units with a granite worktops over, inset bowl and drainer. Doorways to downstairs bathroom and boiler room. Ceiling light, radiator and power points.

SHOWER ROOM

2.96m x 1.09m (9' 9" x 3' 7")

Walk in shower unit, wash hand basin and pedestal, low level W.C. Ceiling light and radiator.

BOILER ROOM

3.00m x 1.84m (9' 10" x 6' 0")

uPVC double glazed window and door to rear and side. Wall mounted boiler, doorway to garage. Ceiling light, radiator and power points.

GARAGE

5.99m x 3.00m (19' 8" x 9' 10")

With electric roller shutter door and electric supply.

FIRST FLOOR

LANDING

Wood frame doorways to three bedrooms, bathroom and storage area.

BEDROOM ONE

6.21m x 5.19m (20' 4" x 17' 0")

uPVC double glazed window to rear and Velux style window to the front. Ceiling light, radiator and power points. Doorway to En Suite.

EN-SUITE

2.56m x 2.25m (8' 5" x 7' 5")

Velux style window to the front. Space for walk in shower, wash hand basin and pedestal and low level WC.

BEDROOM TWO

5.00m x 3.38m (16' 5" x 11' 1")

uPVC double glazed window to the front. Ceiling light, radiator and power points.

BEDROOM THREE

4.61m x 2.92m (15' 1" x 9' 7")

uPVC double glazed window to the rear. Ceiling light, radiator and power points.

FAMILY BATHROOM

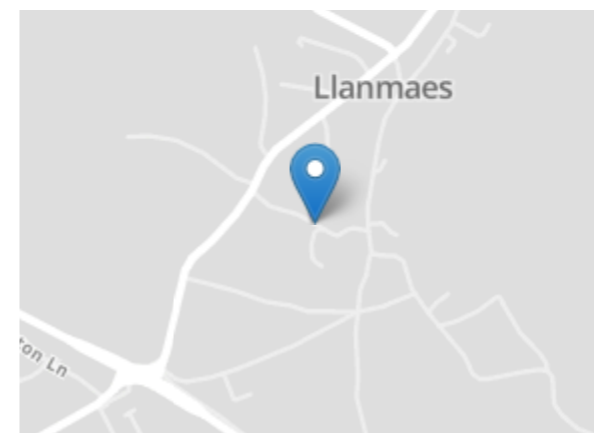
Obscure uPVC double glazed window to the side. Space for bath, shower, low level WC and wash hand basin with pedestal.

EXTERNAL

GARDEN

FRONT- Low level rendered wall with PVC panelled fencing. A driveway for multiple vehicles. Access to the rear via each side of the property.

REAR - Rendered wall and PVC panelled fencing. Mixture of patio and grass garden to a southerly facing point.



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