



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

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THREE BEDROOM DETACHED DORMA BUNGALOW OFFERING FLEXIBLE LIVING ACCOMMODATION. Located in a sought after location on the SOUTH SIDE of Llantwit Major and within walking distance to comprehensive, primary schools and close proximity to the train station and all local amenities. The property is briefly comprising; Lounge, Kitchen/Diner, Conservatory, bathroom and three Bedrooms and a converted loft area. Externally the property benefits from a fully enclosed rear garden and garage with off road parking for two vehicles. Council Tax Band E.

## GROUND FLOOR

### Porch

1.48m x 1.49m (4' 10" x 4' 11")

Enter the property via uPVC double glazed door.

uPVC window to the side. Door leading into hallway. Carpeted flooring.

### Hallway

4.65m x 1.58m (15' 3" x 5' 2") (2.96)

Doors leading into kitchen, lounge, two bedrooms and bathroom. Open tread stairs leading to the first floor. Fitted carpet over Parquet flooring, radiator, ceiling light and power.

### Kitchen

3.45m x 3.42m (11' 4" x 11' 3")

Fitted with a range of base and wall units with contrasting work surfaces over. Ceramic sink and drainer with mixer tap over. Space and plumbing for white goods. Space for oven and hob. Door leading out to the side. Radiator, ceiling light and power.

### Lounge

5.25m x 3.89m (17' 3" x 12' 9")

uPVC window to the rear of the property. Feature electric fire with wooden surround and tiled hearth. Fitted carpet over parquet flooring, radiator, ceiling light and power.

### Conservatory

4.49m x 2.46m (14' 9" x 8' 1")

uPVC and brick construction with door leading into the rear garden. Tiled flooring, light and power.

### Bedroom One

3.95m x 3.63m (13' 0" x 11' 11")

uPVC window to the front of the property.

Radiator, carpeted flooring, ceiling light and power.

1.53m x 1.00m (5' 0" x 3' 3") WC and wash hand basin on vinyl flooring.

### Bedroom Two

2.92m x 3.94m (9' 7" x 12' 11")

uPVC window to the front of the property.

Radiator, carpeted flooring, ceiling light and power.

### Bedroom Three

3.07m x 2.44m (10' 1" x 8' 0")

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

### Bathroom

1.92m x 1.67m (6' 4" x 5' 6")

Fitted with a three piece suite comprising; low level w.c. Wash hand basin set into vanity unit and walk in shower cubicle. Fully tiled, radiator and ceiling light.

## FIRST FLOOR

### Lost space

Velux window and uPVC double glazed window to the side. Fitted carpet, radiator and power points. Doorway to bathroom and loft storage area.

### Bathroom.

uPVC double glazed window to rear. Low level WC. Wash hand basin and pedestal. Walk in shower cubicle.

## EXTERNAL

### Garden

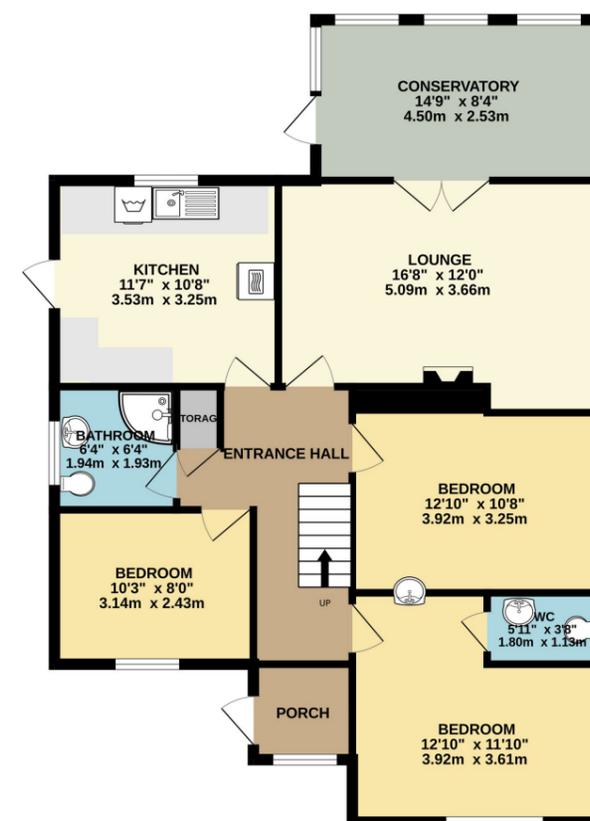
To the front is a low maintenance garden accessed via double iron gates into driveway leading to garage and a pathway leading to the front entrance.

Fully enclosed garden to the rear, A mixture of patio, planting areas, trees and shrubs. Space for table and chairs on a predominantly south facing garden. for garden furniture. Garage, shed, greenhouse and outside WC access.

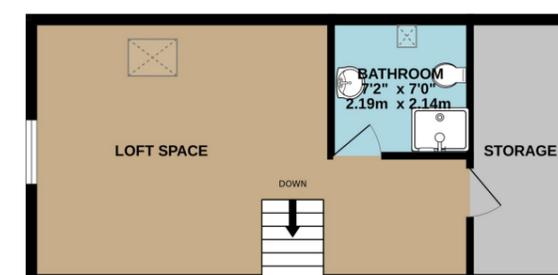
### Garage

Fitted with an up and over door.

GROUND FLOOR  
950 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		54	80
England, Scotland & Wales		EU Directive 2002/91/EC	

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