



27 Heol Ger-Y-Felin, Llantwit Major, South Glamorgan, CF61

2XA

£295,000



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EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY WITH CONSERVATORY AND DOWNSTAIRS WC. Situated in a quiet cul-de-sac off Llanmaes Road with Windmill Fields to the rear and located within short walking distance to all local amenities, schools and train station. The property is briefly comprising; entrance hallway, downstairs cloakroom, lounge, dining room, conservatory, kitchen, utility room to the ground floor with three bedrooms and family bathroom to the first floor. The property benefits from a garage, off road parking and a fully enclosed garden to the rear. Council Tax Band D.

## GROUND FLOOR

### Hallway

Enter the property via uPVC front door to the hallway. Tiled flooring, carpeted stairs to the first floor level and doorway to the lounge.

### Lounge

4.30m x 3.55m (14' 1" x 11' 8") Longest and widest point. uPVC window overlooking the front of the property. Fitted carpet, electric feature fire place and surround. Radiator, ceiling light and power point. Under stair storage and open plan design to dining room.

### Dining Room

3.05m x 2.61m (10' 0" x 8' 7") Patio doors to to the conservatory. Laminate flooring, radiator, ceiling light and power points. Open plan design to the kitchen.

### Kitchen

3.05m x 1.8m (10' 0" x 5' 11") uPVC double glazed window to conservatory. Fitted with base and wall units with contrasting work surfaces over and tiled surround. Gas hob and cooker with extractor an over. Stainless steel bowl and drainer. Under counter space for fridge and freezer, plumbing for dish washer. Tiled flooring, radiator, power points and ceiling light.

### Utility Room

3.2m x 2.17m (10' 6" x 7' 1") Longest and widest point. uPVC door to the rear. Plumbed for washing machine and space for tumble dryer. Tiled flooring, wall mounted central heating boiler and doorway to downstairs WC.

### Cloakroom

Two piece suite comprising; low level w.c. and pedestal wash hand basin. Tiled flooring.

### Conservatory

4.20m x 2.12m (13' 9" x 6' 11") Block base and uPVC construction. Laminated flooring, radiator, power points and wall lights. French doors to rear, doorway to utility room.

## FIRST FLOOR

### Landing

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

### Bedroom One

3.5m x 2.68m (11' 6" x 8' 10") plus wardrobe recess. uPVC double glazed window to the front. Over stairs storage and fitted wardrobes, fitted carpet, radiator, power points and ceiling light.

### Bedroom Two

2.36m x 2.23m (7' 9" x 7' 4") uPVC double glazed window to the rear. Fitted carpet, radiator, power points and ceiling light.

### Bedroom Three

2.78m x 2.23m (9' 1" x 7' 4") uPVC double glazed window to the rear. Fitted carpet, radiator, power points and ceiling light.

### Bathroom

1.95m x 1.62m (6' 5" x 5' 4") Three piece suite comprising; low level w.c. Pedestal wash hand basin, panelled bath with electric 'power' shower over. Towel radiator, Opaque window to the side of the property.

## EXTERNAL

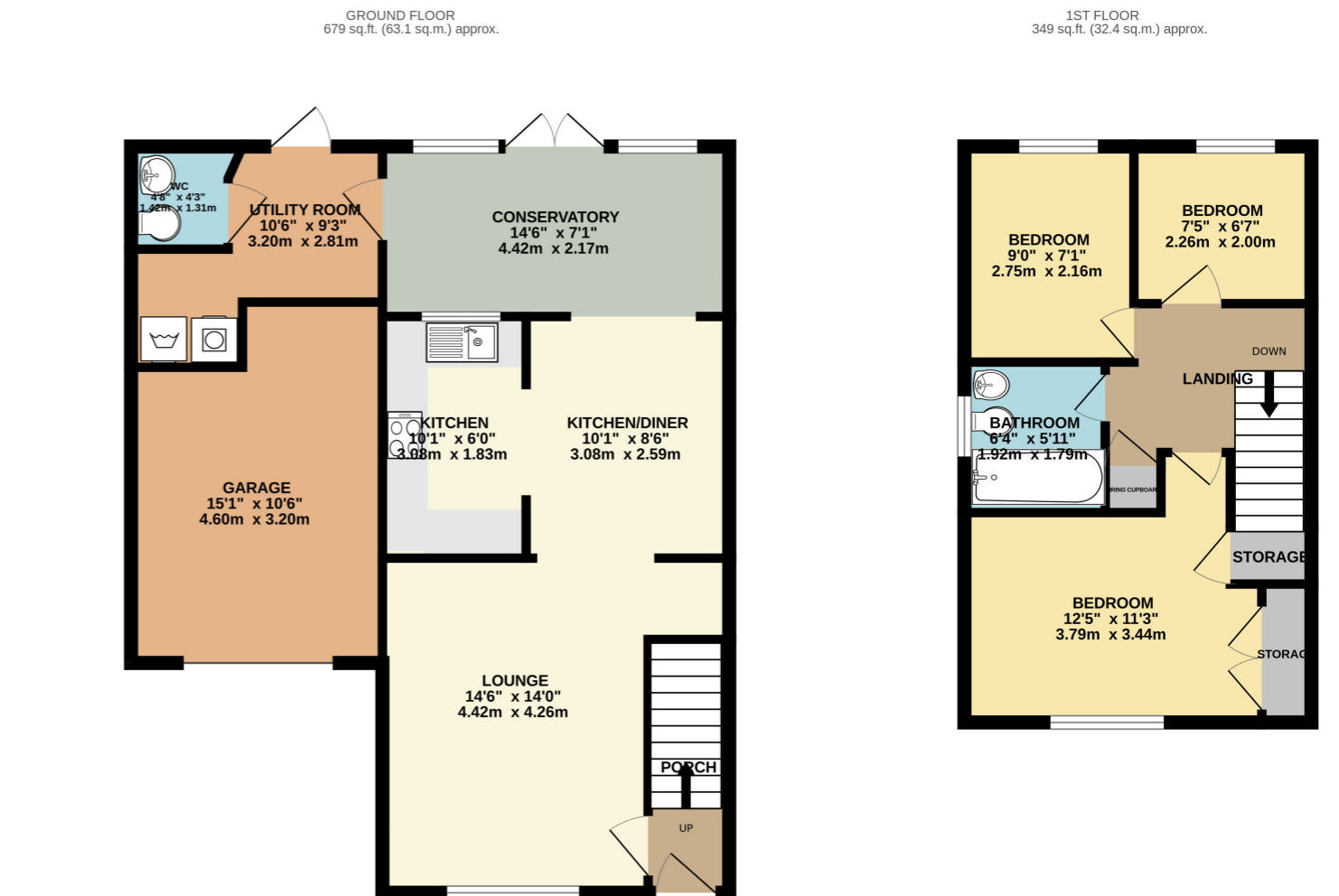
### Garden

The front of the property is approached via a low maintenance garden with driveway leading to the garage.

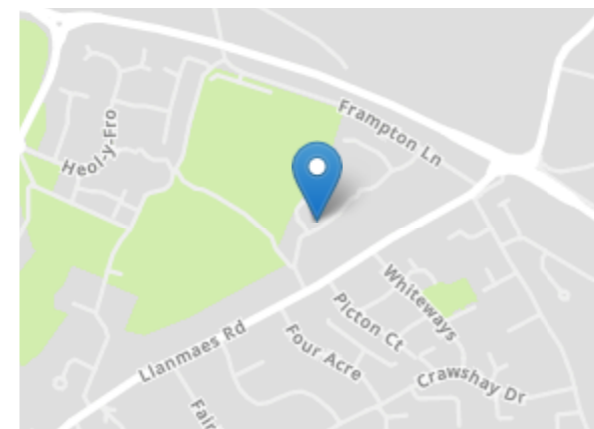
To the rear is a fully enclosed garden with gated access to the front. A mixture of lawn and patio with Summer shed and tool shed to stay.

### Garage

4.42m x 3.64m (14' 6" x 11' 11") Longest and widest point. Fitted with an up and over door. electric supply, hot and cold water feed to wall mounted sink. Ladder and loft area storage.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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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