



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



TWO BEDROOM SEMI DETACHED BUNGALOW offering FLEXIBLE LIVING located in Rhoose with all local amenities, schools and train station. The property offers two double bedrooms, lounge, kitchen/diner bathroom and conservatory to the ground floor with a good sized loft room with velux windows to the first floor level. Externally the property benefits from off road parking for multiple vehicles and a fully enclosed garden to the rear.

GROUND FLOOR

Porch

1.15m x 01.00m (3' 9" x 3' 3")

Enter the property via glazed uPVC front door into the porch. Wood door into lounge.

Conservatory

3.75m x 3.00m (12' 4" x 9' 10")

uPVC and block construction with panelled roof and uPVC French doors leading into the front garden. Radiator, vinyl flooring, ceiling light and power.

Lounge

4.31m x 4.46m (14' 2" x 14' 8")

uPVC french doors leading into the conservatory. Feature antique marble fireplace with surround and hearth to the main wall. Carpeted stairs lead to the loft room. Door leading into bedroom and hallway leading into bedroom, bathroom and kitchen/diner. Laminate floorng, radiator, ceiling light and power.

Double Bedroom

3.00m x 2.91m (9' 10" x 9' 7")

uPVC Bay window to the front. Laminate flooring, radiator, ceiling light and power. Location of wall mounted combi boiler.

Double Bedroom

5.1m x 2.95m (16' 9" x 9' 8")

uPVC French doors leading out to the rear. Radiator, carpeted and vinyl flooring, ceiling light and power.

Kitchen

2.30m x 3.01m (7' 7" x 9' 11")

Fitted with a range for base and wall units with contrasting work surfaces over and tiled surrounds. Built-in electric oven with gas hob and stainless steel extractor hood over. Stainless steel sink and drainer with mixer tap over. Integrated fridge and freezer. uPVC window and door to the side. Tiled flooring, ceiling light and power.

Diner

3.00m x 2.3m (9' 10" x 7' 7")

uPVC French doors leading out to the side. Utility space with space and plumbing for washing machine and tumble dryer. Space for dining furniture. Tiled flooring, ceiling light and power.

Bathroom

1.4m x 3.1m (4' 7" x 10' 2")

Three piece suite comprising; low level WC, double basin vanity unit and glass walk-in shower cubicle. Marble effect panelling throughout. Towel rail radiator, ceiling light and vinyl flooring. Opaque uPVC window to the side.

FIRST FLOOR

Loft Room

5.22m x 3.66m (17' 2" x 12' 0")

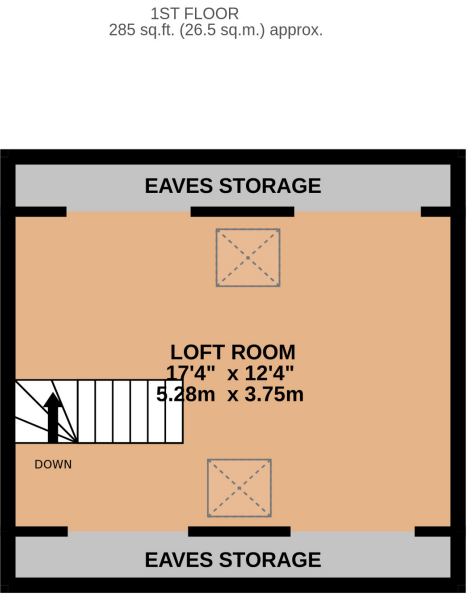
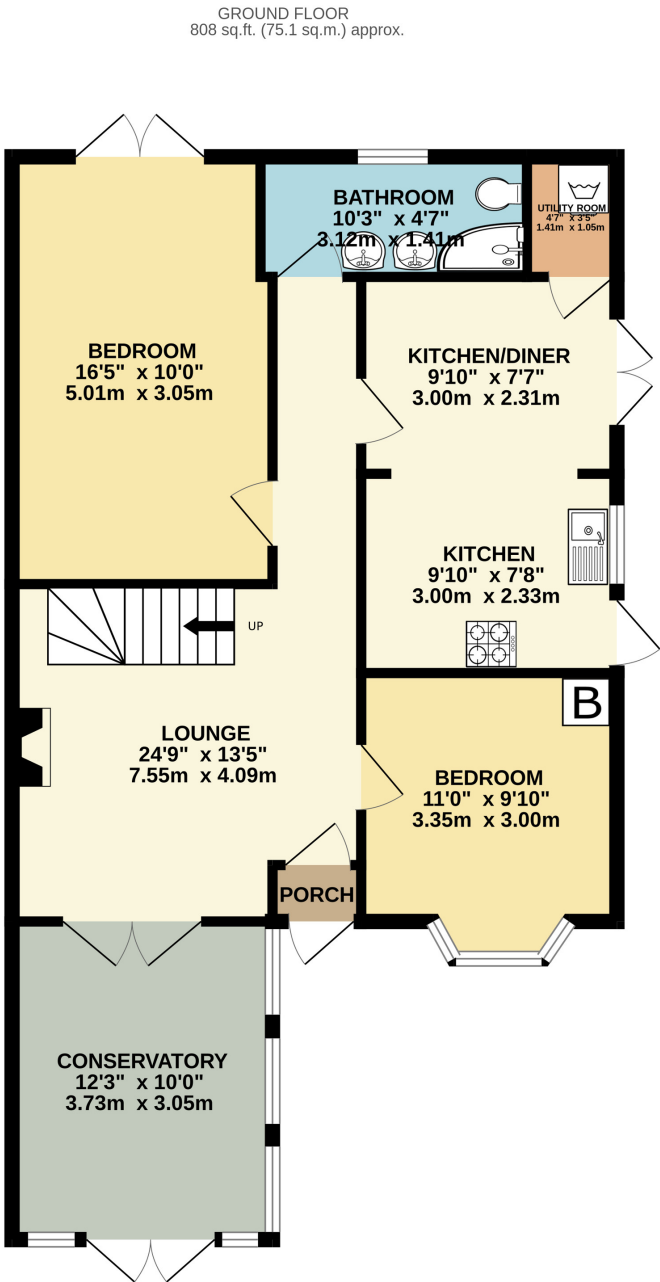
Carpeted stairs lead up to the loft room. Two velux windows, carpeted and vinyl flooring, ceiling light and power.

EXTERNAL

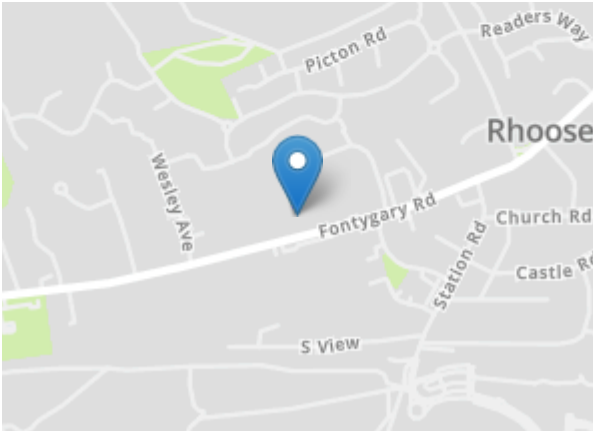
Garden


Fully enclosed garden to the front with driveway providing off road parking for multiple vehicles. Lawned area to the side with mature planting. Gated access to the rear.

To the rear is a fully enclosed garden mainly laid to lawn with a patio area. Shed to remain and block built storage building.



TOTAL FLOOR AREA: 1093 sq.ft. (101.6 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+) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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.