



**1 Windmill Close, Llantwit Major, CF61 2SW**

**£435,000**



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

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THREE BEDROOM LINK-DETACHED DORMA BUNGALOW located in a sought after area within close proximity to all local amenities, train station and schools. The property is well maintained and on a generous plot which includes, front, back and side garden areas. The ground floor offers a lounge, second reception room or third bedroom, dining room, kitchen, utility room, downstairs wc and shower room. To the first floor is two bedrooms and a family bathroom. Council tax-F.

## GROUND FLOOR

### Entrance Hallway

3.54m x 2.05m (11' 7" x 6' 9")

Enter the property via a wooden front door with glazed side panel into the hallway with stairs leading to the first floor level.

Doorways to the lounge, dining room, kitchen and 2nd reception room. Wooden parquet flooring, radiator, ceiling light and power.

### Lounge

7.01m x 3.64m (23' 0" x 11' 11")

uPVC window to the front and patio doors leading out to the rear. Feature fire place with stone surround and hearth with wooden mantle housing electric fire. Wooden parquet flooring, two radiators, ceiling light and power. Open into dining room.

### Dining Room

2.87m x 2.94m (9' 5" x 9' 8")

uPVC window to the rear. Space for dining furniture. Open into lounge. Wooden parquet flooring, radiator, ceiling light and power.

### Second Reception/Bedroom

3.46m x 2.87m (11' 4" x 9' 5")

uPVC bay window to the front. Wooden parquet flooring, radiator, ceiling light and power.

### Kitchen

3.99m x 2.73m (13' 1" x 8' 11")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Breakfast bar. Ceramic sink and drainer with mixer tap over. Gas oven with extractor hood over. uPVC window to the rear and door to utility room.

### Utility Room

2.00m x 2.98m (6' 7" x 9' 9")

Velux window and uPVC door to the rear. Space and plumbing for white goods. Tiled flooring, radiator, ceiling light and power. Doorway to shower room and access to side hallway.

### Additional Hallway

4.26m x 1.12m (14' 0" x 3' 8")

uPVC front door entrance leading to utility and bathroom. Door leading into kitchen. Velux window. Tiled flooring, ceiling light.

### Shower Room

1.86m x 1.62m (6' 1" x 5' 4") .

Fitted with a pedestal wash hand basin, low level WC and walk-in shower cubicle with electric shower over. Radiator, ceiling light and power.

## FIRST FLOOR

### Landing

Carpeted stairs lead to the first floor level with doors leading two bedrooms and family bathroom, landing leads to an open plan office space.

### Bedroom One

4.42m x 3.64m (14' 6" x 11' 11")

uPVC windows to the rear and side. Fitted storage cupboard and airing cupboard. Carpeted flooring, radiator, ceiling light and power.

### Bedroom Two

3.95m x 3.65m (13' 0" x 12' 0")

uPVC window to the side. Carpeted flooring, radiator, ceiling light and power.

### Bathroom

2.55m x 1.65m (8' 4" x 5' 5")

Fitted with a three piece suite comprising; wash hand basin set into vanity unit, low level WC and panelled bath with shower over. Fully tiled, uPVC opaque window to the . Radiator, ceiling light.

## EXTERNAL

### Garden

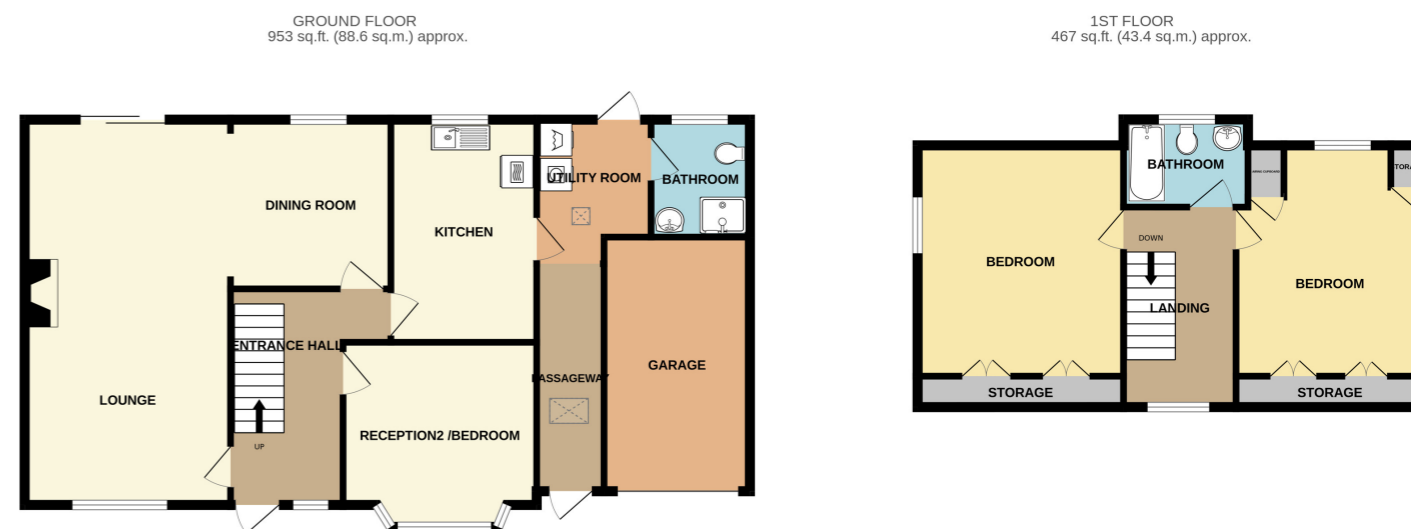
The property is approached by a fully enclosed garden with a brick paved driveway leading to the garage and front entrance.

Lovely mature well kept gardens surround the property extending to the side and rear. The gardens are surrounded by hedging giving plenty of privacy.

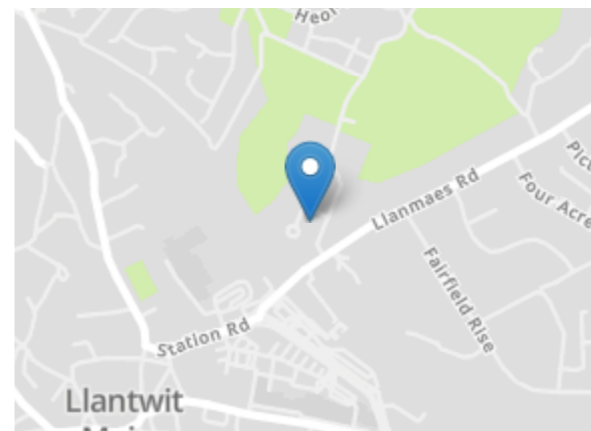
The rear has plenty of mature planting a lawn and patio area providing space for garden furniture. Shed and green house to remain.

### Garage

Fitted with an up and over door.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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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