



16 Stallcourt Avenue, Llantwit Major, CF61 1TE

£399,995



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SIGNIFICANTLY EXTENDED, 3/4 bedroom, 1930'S semi detached family home offering around 125 SQ.M or 1345 SQ.FT of living space. The property offers flexible living accommodation with 3 reception rooms to the ground floor (this can lend itself to ground floor living), a family sized kitchen and bathroom. The first floor offers 3 bedrooms and a bathroom. The plot includes a very generous south westerly facing garden with large patio and multiple seating areas. To the front is a parking area for multiple vehicle and garage access. The location is Close proximity to the town centre and local amenities. Council Tax Band D.

## GROUND FLOOR

### Entrance Hall

Enter the property via uPVC front door into the hallway. Stairs lead to first floor. Patterned tiled flooring, with ceiling light and power points. Oak doors leading to living room, office/bedroom, bathroom, kitchen/dining room.

### Lounge

4.56m x 3.45m (15' 0" x 11' 4")

Enter from hallway, window to the front of the property. Electric fire with marble fireplace and fire surround. Carpet, ceiling light and power points.

### Office / bedroom

3.03m x 4.14m (9' 11" x 13' 7")

Enter from hallway, window to the front of the property. Carpet, ceiling light and power points.

### Kitchen / Dining Room

4.02m x 5.00m (13' 2" x 16' 5")

Fitted with a range of modern base and wall units with oak work surfaces over. White ceramic sink, mixer tap and window over. Built in dishwasher, Smeg range dual fuel cooker and extractor hood. Italian slate tiled flooring, spotlights, radiator and power. Doorway to lounge and to side driveway.

### Main living room

3.56m x 5.80m (11' 8" x 19' 0")

French doors opening to the patio and garden. to the garden. Multi fuel burner, fitted carpet, radiator, power points and two ceiling lights.

### Bathroom

3.03m x 2m (9' 11" x 6' 7")

Fitted bathroom suite comprising; pedestal wash hand basin, low level WC and freestanding bath tub with central mixer tap and shower over. uPVC window to the side of the property. Tiled flooring and splash back, ceiling light and towel radiator.

## FIRST FLOOR

### Landing

Doorways leading to three bedrooms, bathroom and loft access.

### Main bedroom

5.46m x 2.69m (17' 11" x 8' 10")

Windows overlooking the front and rear of the property. Carpeted flooring, radiator, ceiling light and power.

### Bedroom two

4.11m x 2.67m (13' 6" x 8' 9")

Two Windows overlooking.. the front of the property. Carpeted flooring, radiator, ceiling light and power.

### Bedroom three

3.10m x 2.56m (10' 2" x 8' 5")

Window overlooking the rear of the property. Carpeted flooring, radiator, ceiling light and power.

### Shower Room

1.87m x 1.46m (6' 2" x 4' 9")

Window to the rear. Quadrant shower cubicle, Low level WC and wash hand basin in vanity unit. Fully tiled and towel rail radiator.

## EXTERNAL.

### Externally

The plot includes a very generous south westerly facing garden with large patio, several seating areas and a well maintained lawn with several mature trees. To the front is a parking area for multiple vehicles, further lawned area, stone walled garden. A purpose build garage with access to back garden via double doors.

### Garage.

5.8m x 2.4m (19' 0" x 7' 10")

Block built garage with up and over door. Electric and plumbing supplies for utilities.



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 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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