

7 Heol-Y-Coed

Llantwit Major, CF61 1TU

Price £465,000

HARRIS & BIRT

3 1 3

An excellent opportunity to purchase this unique property, which comprises an abundance of development potential comprising detached, three bedroom, home situated on an extremely large corner plot in the ever-popular cul-de-sac of Heol Y Coed in the heart of Llantwit Major.

The property, whilst in good condition, may undoubtedly be subject to some modernisation, and benefits from a huge amount of potential throughout. The accommodation currently comprises: entrance hall, WC. living room, sitting room, dining room and kitchen to the ground floor. Stairs lead up to three double bedrooms and a family bathroom to the first floor. The main living room is a single storey extension which benefits from footings to extend upwards if necessary. Plenty of potential to both side and rear to extend. Plenty of off road parking, for circa ten vehicles and a single detached garage.

The property situated in a popular cul-de-sac approximately within an 5 minute walk to Llantwit Major train station and town centre with its excellent facilities including a wide range of shops both national and local, schools of excellent reputation for all ages and an extensive range of sporting and recreational facilities. The old part of the town is particularly attractive with narrow winding streets and historic church. Just a mile to the south on the heritage coastline is Llantwit Major beach. There is a railway station in the heart of the town on the Bridgend to Cardiff coastline with connections then to the main London line. Easy access to the main road network brings major centres including the capital city of Cardiff, Bridgend, Llantrisant, Newport etc all within easy commuting distance.

- Spacious Detached Property
- Large Reception Rooms
- Extremely Large Rear Garden
- Close To Local Aminities
- Three Good Sized Bedrooms
- Parking for Circa 10 Vehicles
- Huge Development Potential
- EPC Rating: D

Accommodation

Ground Floor

Entrance Hall 6'10 x 12'10 (2.08m x 3.91m)
The property is entered via UPVC front door with inset opaque glazed lead lined vision panels. Coved and textured finished ceiling. Fitted carpet. Fitted radiator. Straight carpet staircase leads to first floor landing.

WC
Two piece suite in white comprising low level dual flush hidden cistern WC. Wall hung wash hand basin with chrome mixer tap and underset white gloss vanity unit. Tiled splashbacks. Aluminium opaque window to front elevation. Fitted radiator. Fitted carpet.

Sitting Room 12'6 x 19'3 (3.81m x 5.87m)
An attractive secondary reception space accessed off the entrance hall via a wooden half glazed door. UPVC double glazed bay window to front elevation. Painted walls. Textured finished ceiling. Fitted carpet. Fitted radiator. Built in gas coal effect fire housed to wall. Semi-open plan through to dining room.

Dining Room 10'2 x 11'7 (3.10m x 3.53m)
UPVC double glazed window to side elevation. Coved and textured finished ceiling. Fitted carpet. Fitted radiator. Aluminium double glazed sliding patio doors open through into living room.

Living Room 19'8 x 22'4 (5.99m x 6.81m)
An outstanding principal reception space that has been extended to the rear. UPVC fully double glazed sliding patio doors opening out onto attractive gardens beyond. Dual aspect via two UPVC double glazed windows to either side, allowing plenty of natural light. Papered walls. Textured finished ceiling. Fitted carpet. Range of fitted radiators. Internal window into kitchen.

Kitchen 9'8 x 15'3 (2.95m x 4.65m)
Fitted kitchen with a range of shaker style wall and base units set under and over a mottle effect work surface. Features to include: Flavel Milano E50 cooker and hob with overhead extractor. Stainless steel sink and drainer with chrome mixer tap. Plenty of space for washing machine, tumble dryer and dishwasher. Space for inset up and over fridge/freezer. Good sized understairs pantry cupboard. UPVC pedestrian door with lead lined opaque vision panels. UPVC double glaze window to side elevation enjoying views across the wonderful garden. Papered walls. Skimmed ceiling. Tiled flooring. Fitted radiator. Heating control housed to wall.

First Floor

Landing 6'4 x 10'9 (1.93m x 3.28m)
Accessed via straight carpet staircase to first floor landing. UPVC double glazed window to side elevation. Papered walls. Textured finished ceiling. Airing cupboard with open shelving and fitted radiator. Good sized cupboard housed over the head of the stairs. Access to loft via hatch.

Master Bedroom 13' x 14'2 (3.96m x 4.32m)
Good sized bedroom with UPVC double glazed window to front elevation. Papered walls. Textured finished ceiling. Fitted carpet. Fitted radiator. Built in fitted wardrobe.

Bedroom Two 13' x 10'11 (3.96m x 3.33m)
Another good sized bedroom with UPVC double glazed window to rear elevation. Papered walls. Textured finished ceiling. Fitted carpet. Fitted radiator. Good sized alcove to house fitted wardrobes if necessary.

Bedroom Three 8' x 10'8 (2.44m x 3.25m)
A third double bedroom with UPVC double glazed window to front elevation. Papered walls. Textured finished ceiling. Fitted carpet. Fitted radiator.

Bathroom 7'2 x 5'7 (2.18m x 1.70m)
Modern fitted three piece suite comprising: white P-shaped panelled bath with electric Triton shower and shower head attachment. Low level hidden cistern dual flush WC. Wall hung wash hand basin with underset vanity unit and chrome mixer tap. Marble effect PVC clad walls. Textured finsihed ceiling. Light oak herringbone effect vinyl laid flooring. Wall hung chrome heated towel rail.

Outside

Detached Garage
Accessed from the front via up and over aluminium garage door. Further ledged and braced pedestrian door to a good sized single garage with power and light. Set on a concrete base. Plenty of space for storage.

Gardens & Grounds
The property is situated on an excellent sized plot with off road parking to front via a concrete laid driveway. Leads to detached single car garage. Due to the size of the corner plot it offers plenty of development potential that we will outline below. Inset storm porch and pedestrian access via a ledged and braced door to the rear garden. Parcel of Cotswold stone. Situated from the pedestrian door leading up to a sizeable garden. Adolescent and mature flora throughout. Raised beds and borders. Patio laid forecourt. Further sun trap situated outside the living room. Timber shed to remain. Inset pond. Pathway to the south side of the property. Vegetable gardens. Greenhouse. Good storage space. The potential for this garden is enormous and is already in fantastic condition.

Services
The property benefits from mains services throughout. Gas, water, electric and drainage.

Planning Potential
Whilst the current owners have not explored any planning applications prior to selling, it is our inclination that there is an excellent development opportunity for the property. Subject to the necessary permissions.

















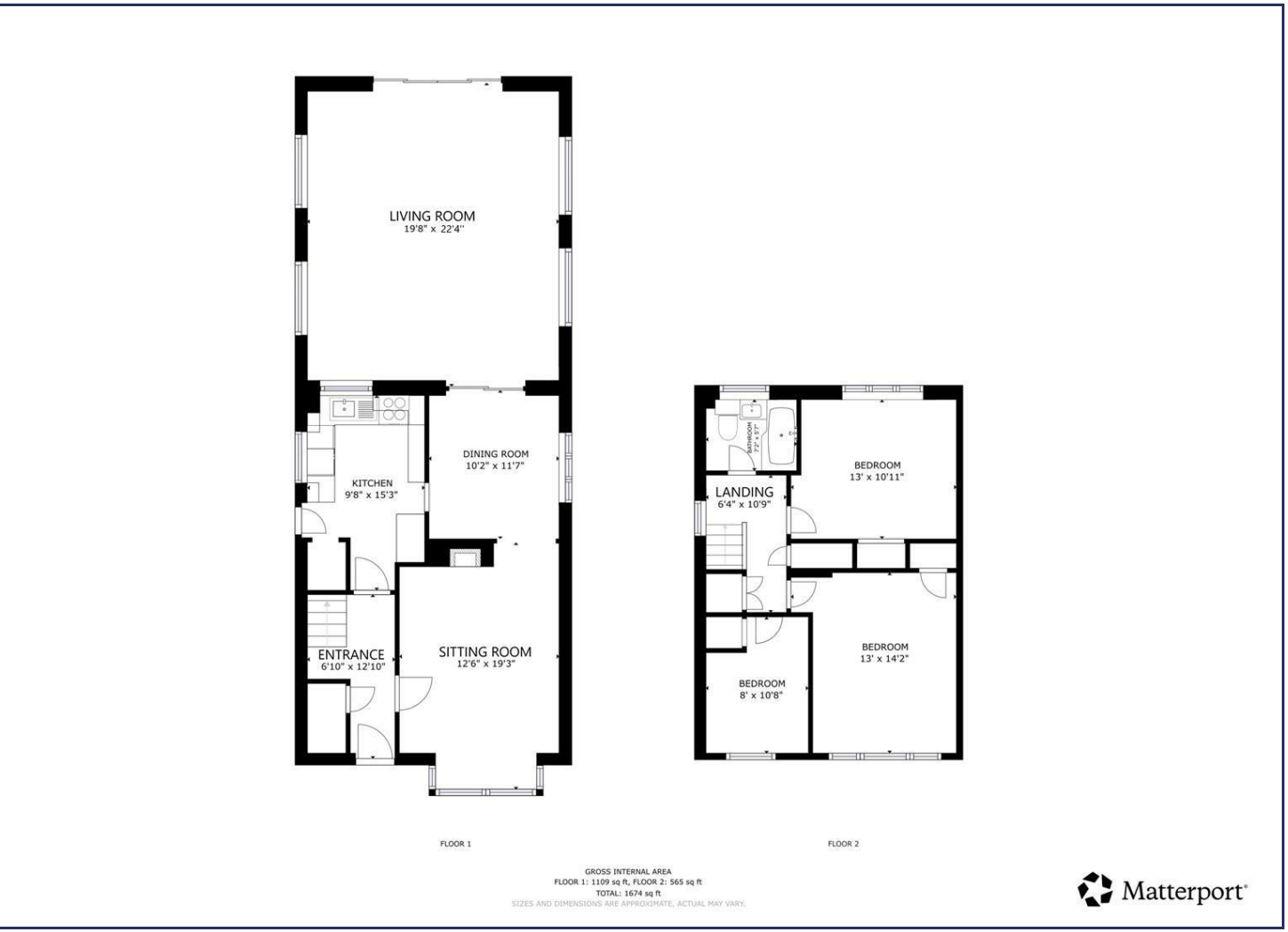






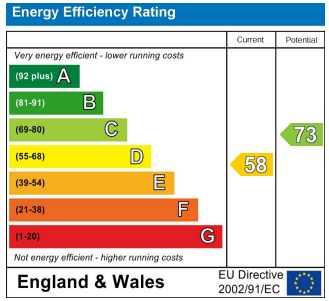


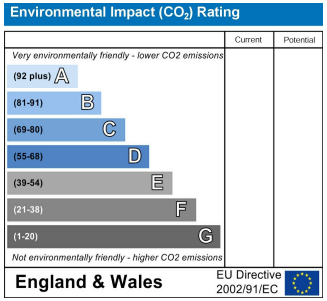












HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.