



16 Cwrt Syr Dafydd

Llantwit Major, CF61 2SR

Offers In Excess Of £475,000

HARRIS & BIRT



An attractive, detached, property situated on a quiet cul de sac on the ever popular Pentre Cwrt development within easy walking distance of Llantwit Major town centre. The accommodation has been stylishly refurbished and extended by the current vendors and briefly comprises; entrance hall, living room, spacious open plan kitchen/dining/family room, utility room and WC to the ground floor. Upstairs offers master bedroom with en Suite, a further three bedrooms and a family bathroom. Outside enjoys the benefit of off road, driveway parking, storage, open front garden and a pretty, enclosed rear garden.

The property is conveniently situated within easy reach of Llantwit 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.

- Extended Detached Property
- Open Plan Kitchen/Dining/Family Room
- Off Road, Driveway Parking
- Quiet Cul de Sac Location
- Walking Distance To Llantwit Town Centre
- Four Bedrooms
- Fully Renovated Throughout
- Enclosed Rear Garden
- Popular Pentre Cwrt Development
- EPC rating - TBC

Accommodation

Ground Floor

Entrance Hall 6'1 14'9 (1.85m x 4.50m)

The property is entered via solid front door with obscure glazed panels to side. Stairs to first floor with understairs storage. Engineered oak wood floor. Radiator behind decorative radiator cover. Pendant ceiling lights. Doors to all ground floor rooms.

Living Room 10'11 x 14'11 (3.33m x 4.55m)

Window with plantation style shutters to front. Continuation of wood flooring from hall. Radiator. Pendant ceiling light. Central feature fireplace containing coal effect gas fire set on granite hearth with granite surround and wooden mantel over.

WC 2'7 x 5'3 (0.79m x 1.60m)

Two piece suite in white comprising low level dual flush WC. Pedestal wash hand basin with taps and brick effect tiled splashbacks. Obscure glazed window with plantation style shutters to front. Continuation of wood flooring from hall. Decorative papered wall. Radiator. Pendant ceiling light.

Kitchen/Dining/Family Room

A versatile and spacious room comprising modern fitted kitchen in white with features to include: a range of wall and base units set under and over granite worksurfaces and matching upstands. Inset 1.5 bowl sink with curved mixer tap and draining grooves set into worksurface with a decorative glass splashback. Undercounter integrated dishwasher behind matching decor door. Eyeline oven and grill. Integrated fridge/freezer behind matching decor door. Large island with matching granite worktops

with countertop four ring induction hob, storage cabinets under and overhang for breakfast bar style seating. Drop-down pendant lighting over island. Window overlooking rear garden. Continuation of wood floor from hall. Run of three of bi-folding doors opening onto rear decking and garden beyond. Two Velux ceiling windows. Radiators. Ceiling spotlights. Vertical wall mounted radiator. Door to utility room.

Utility 8'0 x 8'6 (2.44m x 2.59m)

Wood effect worktops. Space for undercounter tumble dryer. and plumbing for undercounter washing machine. Wood effect laminate floor. Radiator. Pendant ceiling light. Extractor fan. Cupboard housing wall mounted Vaillant gas boiler.

First Floor

Landing 10'2 x 10'7 (3.10m x 3.23m)

Stairs from ground floor hall to first floor landing. Fitted carpet. Loft access hatch. Deep walk in storage cupboard/wardrobe with separate loft access hatch. Recessed airing cupboard containing hot water cylinder. Doors to all first floor rooms.

Master Bedroom 10'11 x 12'2 (3.33m x 3.71m)

Large window overlooking rear garden and further window to side. Fitted wardrobe with mirrored sliding doors. Fitted carpet. Radiator. Pendant ceiling light. Door to en suite.

Master En Suite Shower Room 6'1 x 6'1 (1.85m x 1.85m)

Modern en suite with features to include: fully tiled corner shower cubicle with wall mounted mains connected shower, curved shower head and further shower head fitment. Glazed shower door. Low level

dual flush WC. Wall mounted wash hand basin with mixer tap and tiled splashback. Obscure glazed window overlooking rear. Wood effect vinyl flooring. Wall mounted vertical towel warmer. Ceiling spotlights.

Bedroom Two 8'0 x 13'11 (2.44m x 4.24m)

Window to front with plantation style shutters. Vaulted ceiling. Painted wood floorboards. Radiator. Pendant ceiling light.

Bedroom Three 10'11 x 9'5 (3.33m x 2.87m)

Window to front with plantation style shutters. Recessed wardrobe with hanging rail and shelving. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 8'4 x 6'6 (2.54m x 1.98m)

Window to front with plantation style shutters. Engineered oak flooring. Pendant ceiling light. Radiator.

Bathroom 8'0 x 13'4 (2.44m x 4.06m)

Impressive bathroom with features to include: free standing bath with floor mounted curved mixer tap and shower head attached. Walk in corner shower cubicle with wall mounted mains connected shower, curved shower and further shower head fitment. Decorative tiled walls. Folding glass screen. Low level dual flush WC. Pedestal wash hand basin with mixer tap and decorative tiled splashback. Decorative panelled feature wall. Obscure glazed window to rear. Vaulted ceiling with Velux ceiling window. Wood effect herringbone style flooring. Wall mounted vertical towel warmer. Ceiling spotlights.

Outside

Off-road driveway parking for several vehicles to the front, leading to the half garage, which is currently in use as storage. Open front lawn with plum slate chippings for ease of maintenance. Further section of driveway to the side laid to plum slate chippings with path leading to a pedestrian side gate offering access to the rear garden. The rear garden is mainly laid to lawn with an expanse of elevated decked area accessed from the kitchen/dining/family room. The rear garden is made private and enclosed via fencing with pretty planted borders. Further area at the rear of the garden laid to Cotswold chippings, perfect for outside entertaining.

Services

All mains services are connected to the property. Gas central heating via boiler housed to utility. UPVC double glazing throughout.

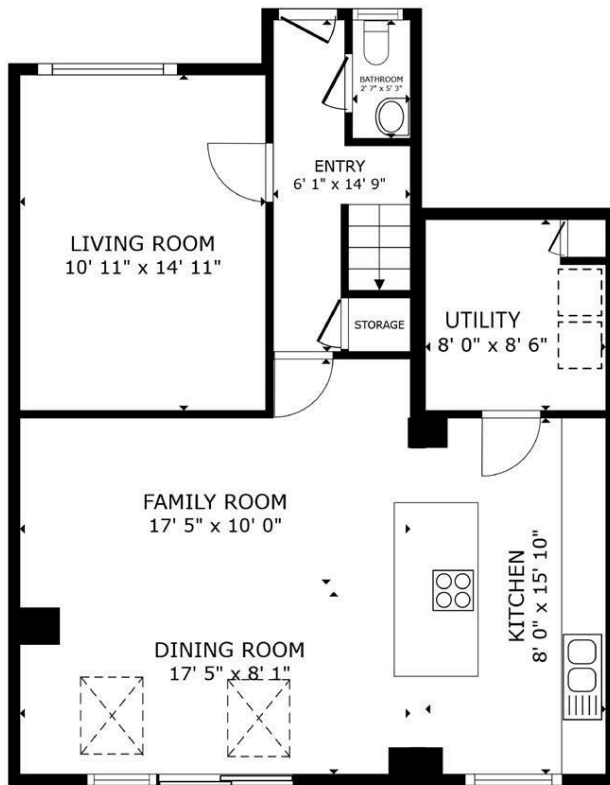




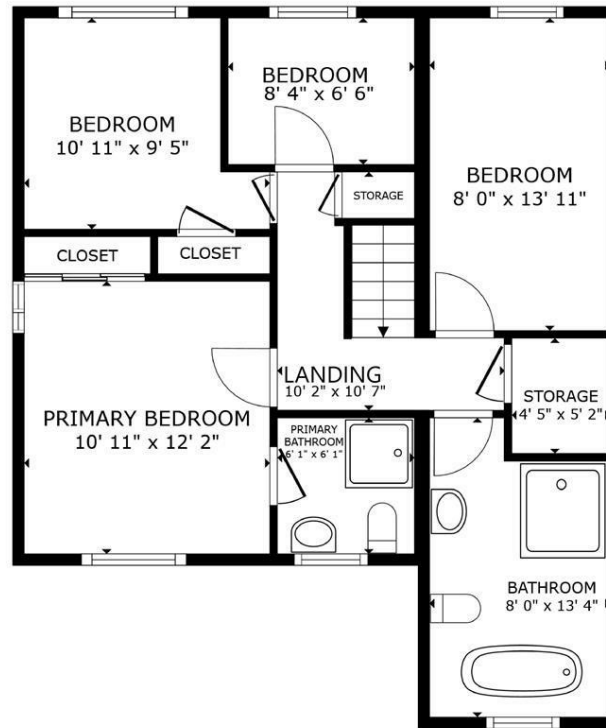








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 771 sq.ft. FLOOR 2 681 sq.ft.
TOTAL : 1,452 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

