



Pinecroft

Llanmaes, Llantwit Major, CF61 2XR

Offers In Excess Of £500,000

HARRIS & BIRT

 4  2  3

A detached dormer bungalow with an additional one bedroom self contained flat, located in the heart of the quaint village of Llanmaes in the Vale of Glamorgan. In need of some modernisation, the spacious and flexible accommodation briefly comprises: entrance hall, living room, dining room/bedroom four, bathroom, kitchen, and utility room leading through to a double garage on the ground floor. There is a pretty wrap around garden offering plenty of space for outside entertaining. Upstairs offers a spacious master bedroom, two further bedrooms and a WC. The self contained flat is on the first floor above the garage and is accessed via a separate door and staircase to the front with an additional external staircase and small garden to the rear. The flat offers the benefit of generating an income through long term rental, as it has in recent years or as a holiday let.

Llanmaes offers an attractive blend of old and new with local facilities including the parish church and the Blacksmiths Arms. More comprehensive local facilities are available in Llantwit Major, just a few minutes drive away and even walking distance for the more enthusiastic. Facilities in Llantwit Major include a wide range of shops both national and local, schooling of excellent reputation for all ages, a wide range of sporting and recreational facilities and including Llantwit Major Beach which is on the heritage coastline and just a mile to the south of the town. Usefully Llantwit Major has a railway station which connects Bridgend to Cardiff. The popular market town of Cowbridge is within easy driving distance. Easy access to the main road network brings major centres including the capital city of Cardiff within comfortable commuting distance.



Accommodation

Ground Floor

Entrance Hall 9'3 x 15'9 (2.82m x 4.80m)

The property is entered via a decorative part glazed front door into entrance hall. Fitted carpet. Radiator. Pendant ceiling light. Stairs to first floor. Doors to all ground floor rooms.

Living Room 19'3 x 24'7 (5.87m x 7.49m)

A versatile room offering living and dining space. Two large windows and a further window to side overlooking the garden. Central feature fireplace with inset coal effect gas fire with decorative surround and mantel over. Fitted carpet. Radiator. Wall lights. Space for dining table and chairs.

Study/Bedroom Four 12'11 x 11'8 (3.94m x 3.56m)

Currently in use as a ground floor bedroom. Two windows overlooking the garden. Fitted carpet. Radiator. Central pendant ceiling light.

Bathroom 9'6 x 5'3 (2.90m x 1.60m)

Three piece suite in cream comprising panelled bath with wall mounted mains connected shower and folding screen., hidden cistern low level WC and Vanity sink unit with inset sink and storage below. Decorative obscure glazed window to rear. Tiled floor. Tiled walls. Radiator. Ceiling spotlights.

Kitchen/Breakfast Room 13'1 x 9'9 (3.99m x 2.97m)

Fitted kitchen with features to include: a range of wall and base units. Laminate worksurfaces with peninsula offering breakfast bar style seating. Inset single bowl sink with draining grooves and mixer tap. Counter top four ring gas hob with electric extractor hood over. Inset eyeliner oven and grill. Space for undercounter dishwasher and fridge. Window overlooking the garden. Tiled floor. Radiator. Ceiling spotlights. Door to utility room.

Utility Room 8'2 x 6'8 (2.49m x 2.03m)

Range of wall and base units with laminate worktops and tiled splashbacks. Inset single bowl sink with draining grooves and hot and cold taps. Space for undercounter washing machine. Window overlooking garden. Part decorative glazed UPVC door with cat flap. Tiled flooring. Part tiled walls. Door to garage.

Double Garage 25'6 x 19'7 (7.77m x 5.97m)

Up and over door. Light and power. Rear boiler room housing floor standing gas combination boiler.

First Floor

Landing 8'7 x 3'4 (2.62m x 1.02m)

Stairs from ground floor to first floor landing. Fitted carpet. Loft access hatch. Cupboard containing shelving and water tank. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 13'7 x 14'3 (4.14m x 4.34m)

Spacious master bedroom with dual aspect windows overlooking the front and side. Fitted bedroom furniture including full width run of wardrobes, dressing table and side tables. Fitted carpet. Radiator. Central pendant ceiling light.

Bedroom Two 13'9 x 9'7 (4.19m x 2.92m)

Two windows overlooking the side. Recessed double wardrobe. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 10'4 x 6'10 (3.15m x 2.08m)

Window overlooking rear. Door to eaves storage cupboard. Fitted carpet. Radiator. Pendant ceiling light.

WC 5'10 x 3'2 (1.78m x 0.97m)

Two piece suite comprising low level WC and pedestal wash hand basin with hot and cold taps. Velux window. Vinyl floor. Part tiled walls. Pendant ceiling light.

Self Contained Flat

Entrance Porch 3'5 x 3'11 (1.04m x 1.19m)

The apartment is entered via part glazed door into porch. Decorative obscure glazed window to side. Tiled flooring. Stairs leading to first floor landing.

Landing 11'12 x 5'11 (3.35m x 1.80m)

Decorative obscure glazed window to side. Wall mounted electric storage heater. Loft access hatch. Pendant ceiling light. Storage cupboard housing hot water tank.

Living Room 16'4 x 10'11 (4.98m x 3.33m)

Large window overlooking front. Wall mounted electric storage heater. Central pendant ceiling light.

Kitchen 8'0 x 8'8 (2.44m x 2.64m)

Part decorative glazed door to external rear stairs leading to a private garden. Large window overlooking rear. Range of base units with laminate worksurface over. Inset single bowl sink with draining grooves and hot and cold taps. Vinyl floor. Part tiled walls. Ceiling strip light. Extractor fan.

Bathroom 7'11 x 5'11 (2.41m x 1.80m)

Suite comprising panelled bath with electric shower over. Low level WC. Pedestal wash hand basin. Obscure glazed window to rear. Vinyl flooring. Part tiled walls. Wall mounted electric heater. Extractor fan. Pendant ceiling light.

Bedroom 11'0 x 8'0 (3.35m x 2.44m)

Large window overlooking rear. Wall mounted electric storage heater. Central pendant ceiling light.

Outside

The property is entered via pedestrian gates to the front and side. The spacious wrap around garden is mainly laid to lawn with a large paved patio area suitable for alfresco dining. Pathway leading around the garden from the front door to the garage. The garden is planted with a variety of mature shrubs and flowers with a drystone wall boundary to all sides. The first floor flat has its own separate entrance via a front door to the side of the garage and external staircase to the rear with a small garden and access across the lawn through a pedestrian gate onto the lane.

Services

Mains gas, water, electricity and drainage connected to the property. UPVC double glazing throughout. Gas central heating via boiler housed to garage and the flat is heated via electric storage heaters.

Council Tax for Pincroft - Band G

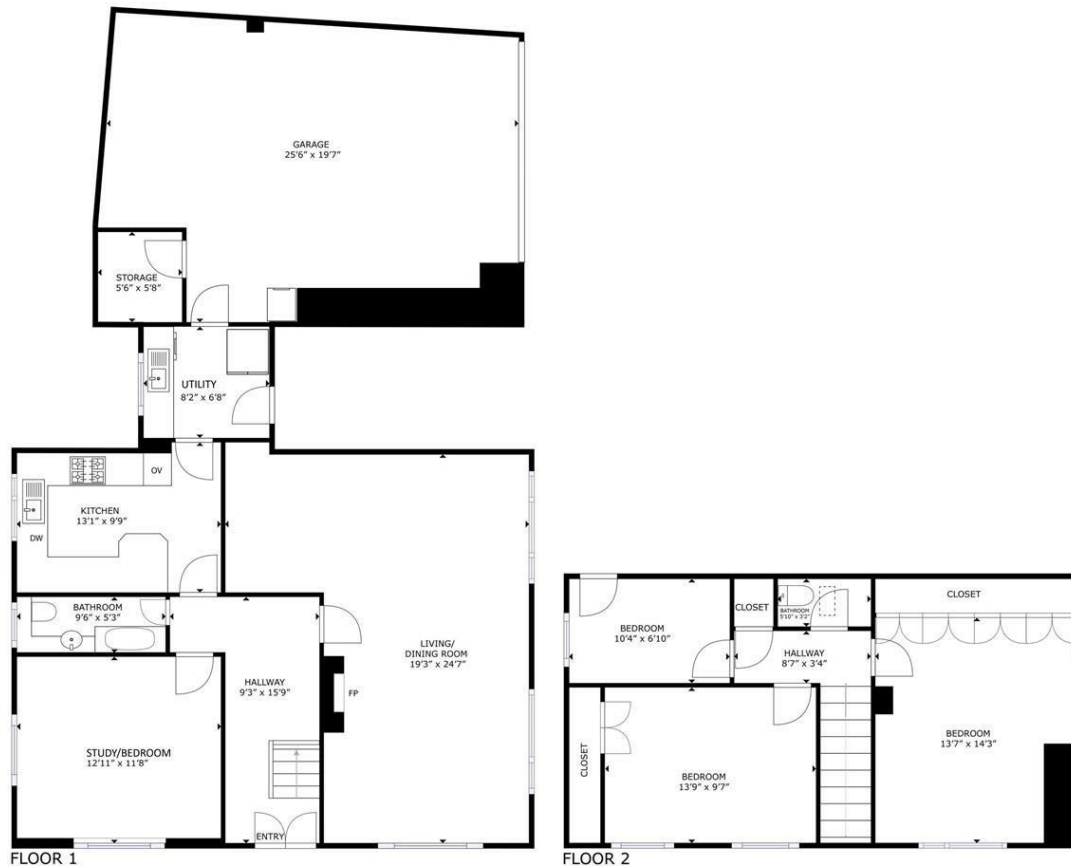
The flat is on a separate Council tax - Band B

Directions

Travelling from our office at 65 High Street, Cowbridge, head up the High Street westwards, and take a left onto Llantwit Major Road. Travel all the way up Llantwit Major road until you reach the T junction at Nash Manor and take a left, travel along the B4270 passing Llandow Business Park on your right until you come to the large roundabout. Take the 1st exit signposted Cardiff Airport & Llanmaes, at the next small roundabout take the first exit. At the traffic lights turn left signposted Llanmaes. Travel into the village over the river onto Tyle House Close and take your second right, staying on Tyle House Close, At the T junction turn right and travel along this lane passing the bungalows on your right hand side. Pincroft is on your left hand side opposite the red telephone box. Parking is available on the lane at the front or in front of the garage via the small lane on your left after the property.







GROSS INTERNAL AREA
FLOOR 1: 895 sq. ft, FLOOR 2: 559 sq. ft.
TOTAL: 1,454 sq. ft.
EXCLUDED AREA: GARAGE: 508 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

