



4 Gildas Close

Llantwit Major, CF61 2SL

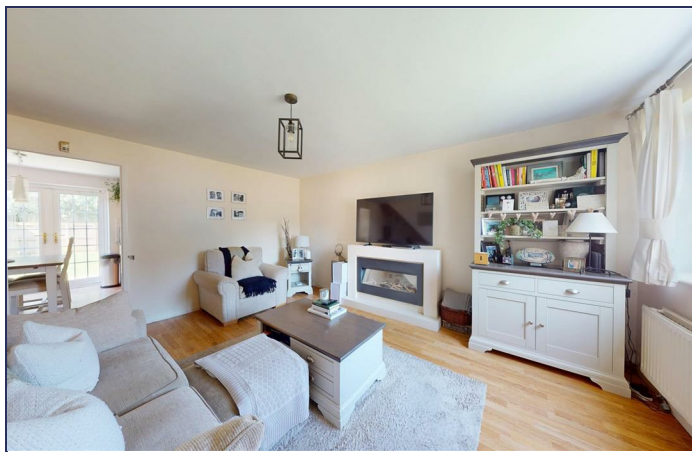
Offers Over £285,000

HARRIS & BIRT



An attractive three bedroom semi detached property situated within the popular Pentre Cwrt development on the outskirts of Llantwit Major. Accommodation briefly comprises: entrance hall, living room, kitchen/breakfast room and WC to the ground floor. Upstairs offers three double bedrooms and a family bathroom. Outside enjoys the benefit of off road parking via driveway and a single car garage to the front. The rear offers a good sized garden mainly laid to lawn with a patio terrace area.

The property is situated in a quiet cul-de-sac approximately within a 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 a 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.



Accommodation

Ground Floor

Entrance Hall 4'7 x 14'4 (1.40m x 4.37m)

The property is entered via UPVC front door with inset frosted glazed vision panel and decorative lead lining. Laminate wood effect flooring. Skimmed walls and ceiling. Pendant ceiling lighting. Communicating doors to WC and living room. Straight carpet stairs lead up to first floor landing.

WC 2'8 x 5'4 (0.81m x 1.63m)

Two piece suite in white comprising low level WC. Wall mounted wash hand basin with hot and cold taps. Slate tiled flooring. Skimmed walls and ceiling. Pendant ceiling lighting. Electric consumer unit. UPVC frosted window to front.

Living Room 15'1 x 15'2 (4.60m x 4.62m)

UPVC double glazed window to front. Continuation of wood effect laminate flooring. Skimmed walls and ceiling. pendant ceiling lighting. Freestanding fireplace.

Kitchen/Breakfast Room 14'9 x 10'9 (4.50m x 3.28m)

Fitted kitchen with features to include: a range of wall and base units set under and over laminate granite effect worktops. 1.5 stainless steel sink and drainer with swan neck mixer tap. Tiled splashbacks. Space for four ring hob and oven with an extractor hood over. Space for a washing machine. Space for dishwasher. Space for free

standing fridge/freezer. Tile effect laminate flooring. Skimmed walls and ceiling. Pendant ceiling light. UPVC double glazed window to rear. French doors opening out onto rear garden.

First Floor

Landing 6'3 x 10'7 (1.91m x 3.23m)

Straight carpet stairs from ground floor hall to first floor landing. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. UPVC double glazed window to side. Loft access hatch. Storage cupboard housing Baxi combination boiler. Further storage cupboard.

Master Bedroom 8'4 x 12'4 (2.54m x 3.76m)

UPVC double glazed window to rear. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Built in storage cupboard. Free standing wardrobe to remain.

Bedroom Two 8'4 x 11'2 (2.54m x 3.40m)

UPVC double glazed window to front. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Free standing wardrobe to remain.

Bedroom Three 6'3 x 9'1 (1.91m x 2.77m)

UPVC double glazed window to rear. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

Bathroom 6'3 x 5'6 (1.91m x 1.68m)

Three piece suite in white comprising panelled bath with taps and rainfall shower head and fittings. Glazed shower screen. Low level dual

flush WC. Vanity unit with wash hand basin and mixer tap. Tiled flooring. Tiled walls. Skimmed ceiling. Pendant ceiling lighting. UPVC double glazed frosted window to front.

Outside

The rear garden is laid to a combination of patio, lawn and Costwold chipping borders. Patio terrace is great for outside entertaining. Feather-edged fencing to all sides. Access to rear lane via a pedestrian gate. Private to rear via mature trees. Door offers access to the single car garage.

Garage 8'4 x 16'3 (2.54m x 4.95m)

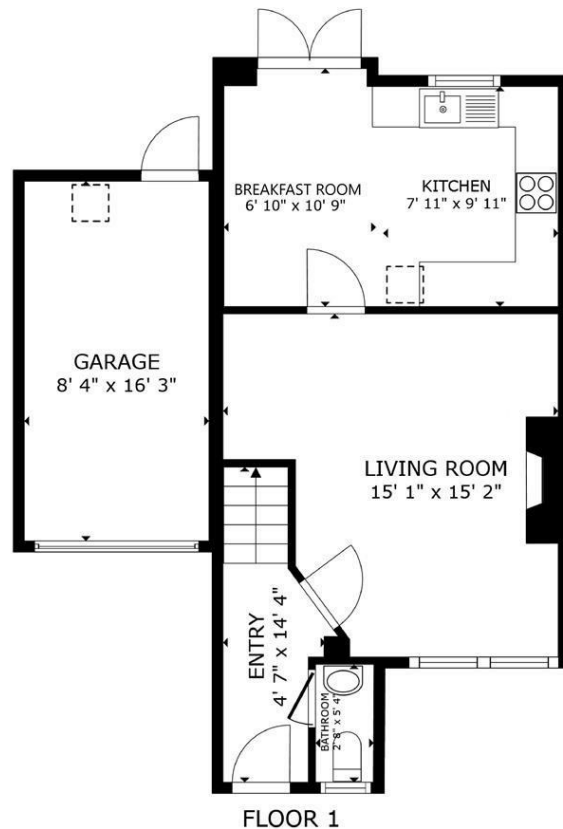
Up and over door. Light and power.

Services & Tenure

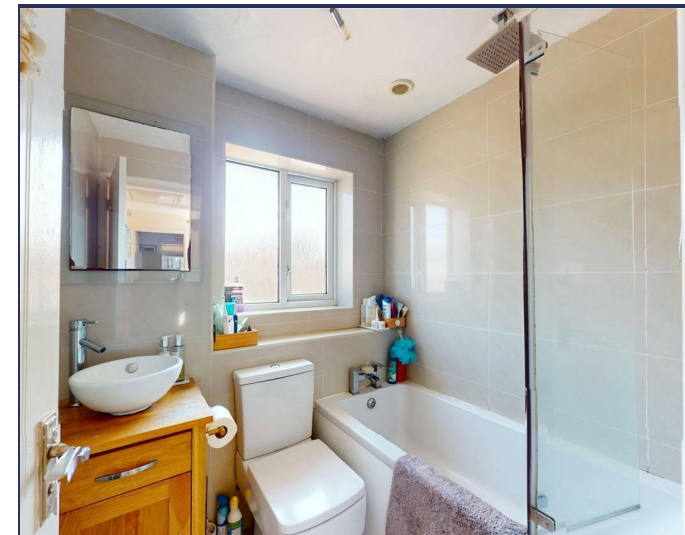
All mains services are connected. Gas central heating via combination boiler housed to cupboard on the landing. Upvc double glazing throughout. Freehold.







GROSS INTERNAL AREA
FLOOR 1 442 sq.ft. FLOOR 2 383 sq.ft.
EXCLUDED AREAS : GARAGE 135 sq.ft.
TOTAL : 826 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	



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