

1 Clos Y Wiwer

Llantwit Major, CF61 2SG

Price £550,000

HARRIS & BIRT

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Harris and Birt are very pleased to offer for sale this immaculately presented, four bedroom, detached property in this popular location of Llantwit Major. The property - which is offered with no onward chain and is vacant - is located on a corner plot within this popular cul de sac location and the accommodation comprises entrance hallway, WC, living room and wonderful, modern, open plan kitchen/dining/family area with fully fitted kitchen and integral appliances as follows - two ovens , one being a steam oven, hob, plate warming drawer, full sized integral fridge, two freezers, wine cooler, dishwasher and washing machine. There are four bedrooms, two with fitted wardrobes and en suite shower/WC to master bedroom, and family bathroom/WC. Off road parking for two vehicles, plus integrated single garage. Front lawned area and enclosed paved rear garden with hot tub. Side access. Further benefits include gas fired central heating and double glazing throughout.

The property is situated within walking distance of Llantwit Major with a wide range of facilities which include well regarded schooling for all ages, a wide range of shops both national and local, library, doctors surgery, sporting and recreational facilities etc. Llantwit Major is one of the few towns in the Vale of Glamorgan where you can commute by train on the coastal line which runs between Bridgend and Cardiff. Easy access to the major road network brings major centres including the capital city of Cardiff, Bridgend etc within comfortable commuting distance.







Accommodation

Ground Floor

Entrance Hallway
The property is entered via solid front door with decorative stained glass insert and matching window to side. Large form tiled flooring with matching skirting. Stairs to first floor with understairs storage cupboard. Radiator. Ceiling spotlight. Doors to all ground floor rooms.

Living Room 11'5" x 15'6" (3.48m x 4.72m)
Large window overlooking front. Continuation of large form tiled flooring with matching skirting form hall. Low level wall hung fitted storage unit. Radiator. Ceiling spotlighting. Double doors opening through to;

Kitchen/Dining/Family Room 27'3" x 28'9" (8.31m x 8.76m)
Spacious multi-functional room with features to include fitted kitchen with a range of wall and base units. Silestone worksurfaces, matching upstands and splashback. Inset single bowl sink and Insinkerator food waste disposal. Counter top five ring induction hob with electric Miele extractor over. Full width fitted cabinets with inset Miele oven. Separate grill facility with warming tray. Integrated full height fridge. Two integrated freezers. Undercounter Miele dishwasher behind matching decor panel. Undercounter integrated washing machine behind matching decor panel. Obscure glazed door to side. Vertical radiator. Continuation of flooring from living room. Space for dining table and chairs. Full width run of bi-folding doors leading out onto rear terrace. Glazed lantern ceiling. Further windows to both sides. Wall hung storage cabinet. Range of storage units under worktop with integrated wine fridge and overhang for breakfast bar seating. Ceiling spotlights. Radiator.

WC
Two piece suite in white comprising low level WC. Pedestal wash hand basin with mixer tap and mirror over. Part tiled walls. Continuation of tiled flooring from hall. Radiator. Ceiling spotlight. Extractor fan.

First Floor

Landing
Stairs from ground floor onto first floor landing. Fitted carpet. Recessed storage cupboard with radiator and shelving. Loft access hatch. Central pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 11'5" x 14' (3.48m x 4.27m)
Large window overlooking front. Full width run of fitted wardrobes. Fitted carpet. Radiator. Central pendant ceiling light. Door to en suite.

En Suite Bathroom
Three piece suite in white comprising fully tiled shower cubicle with wall mounted mains connected shower and glazed door. Low level dual flush WC. Wash hand basin set into vanity with mirror over. Obscure glazed window to front. Fully tiled walls. Tiled flooring. Wall mounted vertical towel warmer. Ceiling spotlights. Extractor fan.

Bedroom Two 14'11" x 9'6" (4.55m x 2.90m)
Window overlooking rear. Fitted wardrobes. Wood effect laminate flooring. Radiator. Ceiling spotlights.

Bedroom Three 12' x 9'6" (3.66m x 2.90m)
Window overlooking rear. Wood effect laminate. flooring. Radiator. Ceiling spotlights.

Bedroom Four 9'5" x 10'2" (2.87m x 3.10m)
Window overlooking front. Wood effect laminate. flooring. Radiator. Ceiling spotlights.

Bathroom
Three piece suite in white comprising panelled bath with tiled surround, wall mounted Mira electric shower over and hot and cold taps. Hidden cistern low level WC. Pedestal wash hand basin with mixer tap. Fully tiled walls. Painted wood effect laminate flooring. Obscure glazed window to side. Fitted wall cabinet with mirrored door. Vertical wall mounted towel warmer. Ceiling spotlights. Extractor fan.

Outside
The front of the property offers off road driveway parking for several vehicles leading to integrated garage. Lawned front garden with privacy hedge boundary. Pathway to side with security gate offering access to the rear garden. The rear garden is fully paved for ease of maintenance. Planted boarders and wall boundaries to all sides. Hot tub to remain.

Integrated Single Garage
Up and over garage door. Light and power. Wall mounted Baxi duo-tech gas combination boiler.

Services
All mains services are connected. Gas central heating via combination boiler housed in garage. UPVC double glazed windows throughout.

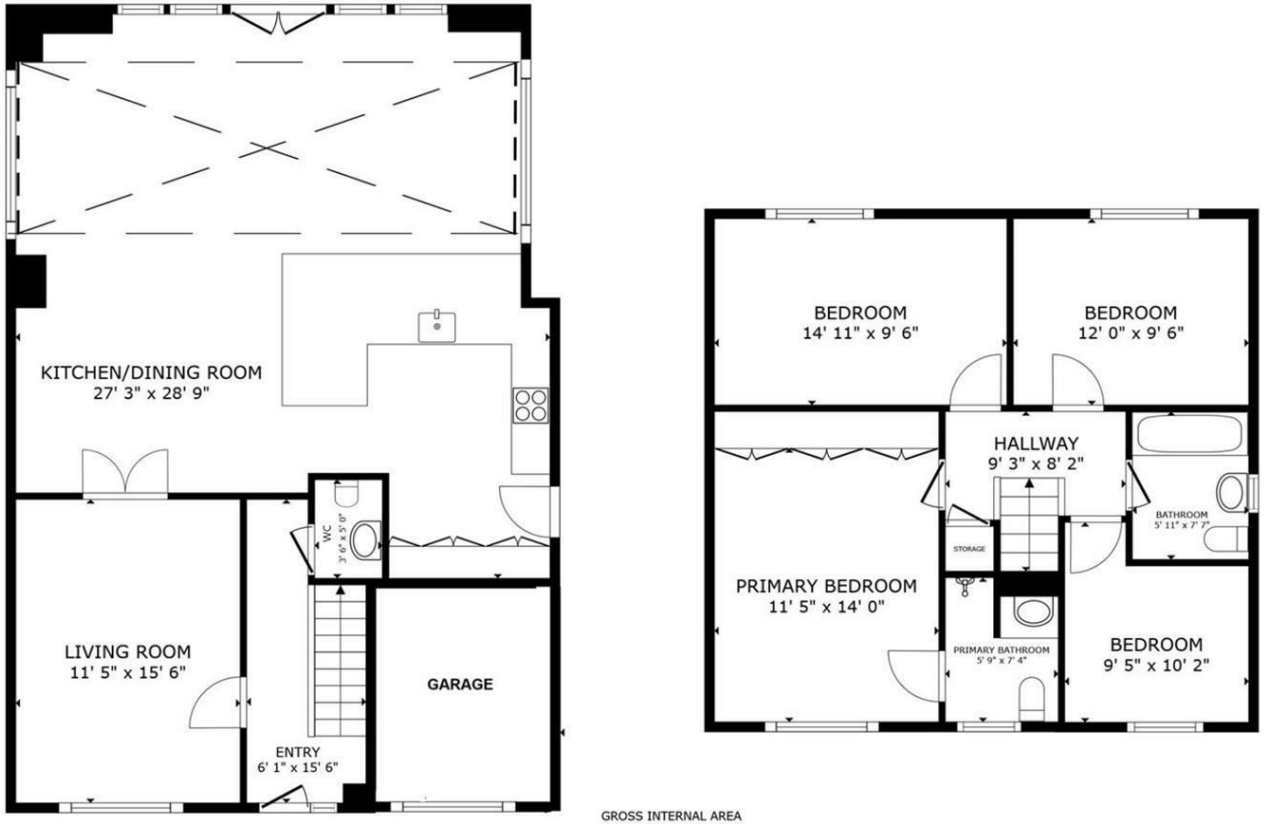








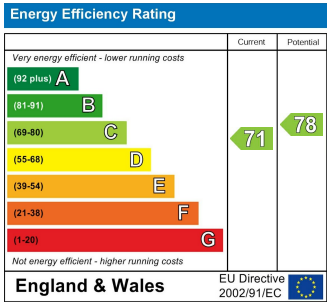


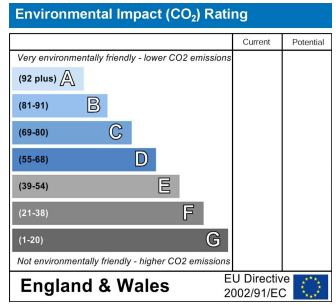


GROSS INTERNAL AREA
FLOOR 1 968 sq.ft. FLOOR 2 700 sq.ft.
TOTAL : 1,668 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









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