



Plot 4, Glyndwr Gardens Llanmaes Road

Llantwit Major, CF61 2XD

Price £515,000

HARRIS & BIRT



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SHOW HOME AVAILABLE TO VIEW!

Glyndwr Gardens is a high specification, luxury, development of four detached, four bedroom, properties. Finished to the highest of standards with a full range of quality fixtures and fittings including; high quality Bosch integrated appliances, integrated wine fridge, Quooker boiling hot water tap and inset Insinkerator food waste disposal system by Insinkerator. To the bathrooms are touch screen LED mirrors throughout and high quality graphite and chrome heated towel rails. The properties has been designed with quality in mind as you will see by the brushed chrome handles and USB sockets throughout the dwellings. Offering off road parking to front and easily accessible enclosed rear gardens. This property could be enjoyed on the flat using the ground floor with two bedrooms or as a house with a further two bedrooms to the upstairs including master en suite. The adaptable accommodation can be used as a four bedroom, two bathroom detached or if deemed necessary to have another reception room you can easily adapt the ground floor. This peaceful cul-de-sac is home to five dwellings and viewing of the show home is readily available.

Glyndwr Gardens is within easy walking distance of the heart of the historic old town of Llantwit Major with it's narrow winding streets, church etc and extensive range of modern facilities including 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.

- SHOW HOME AVAILABLE TO VIEW!
- Off Road Parking
- Walking Distance to Llantwit Major Town Centre
- 4x Four Bedroom Detached Properties Brand Newly Built
- Attractive Wrap Around Gardens
- Underfloor Heating Throughout Ground Floor

## Accommodation

### Ground Floor

#### Entrance Hall 9'1" x 17'11" (2.77m x 5.46m)

Entered via composite UPVC front door with inset opaque glazed vision panels with adjacent UPVC fully double glazed opaque glazed vision panel to open entrance hall. Oak quarter turn staircase with inset glazed balustrade to first floor landing. Fully skimmed walls and ceiling with inset chrome spotlighting. Wood effect tiled flooring throughout with underfloor heating. Good sized understairs storage cupboard. Communicating doors to all ground floor rooms;

#### Kitchen/Dining/Living Room 11'10" x 24'5" (3.61m x 7.44m)

An attractive modern fitted kitchen in a light grey palate with a range of wall and base units sat under and over a quartz worksurface with matching upstand and splashback. Good sized larder units. Inset stainless steel sink with grooved drainer. Insinkerator waste disposal system. Quooker boiling hot water tap. Bosch integrated fridge/freezer behind matching decor panel. Bosch eyeline electric microwave. Bosch eyeline electric fan double oven. Integrated wine fridge. Bosch integrated dishwasher. Zanussi induction four ring hob with overhead extractor. Integrated Hoover washing machine. Attractive pull out corner cupboards. Wood effect open eyeline shelving. UPVC double glazed window to front elevation. Skimmed walls and ceilings with LED spotlighting. Undercounter lighting. Wood effect tiled flooring throughout. Overhanging peninsular breakfast bar. Plenty of space for table and chairs. Brushed chrome sockets throughout. Media point. Semi-open plan to living room.

#### Living Room 13'4" x 10'1" (4.06m x 3.07m)

UPVC double glazed sliding patio doors open out onto rear terrace laid to large form porcelain tile. UPVC double glazed window to rear elevation. Two Velux windows. Fully skimmed walls and ceiling with inset chrome LED spotlights. Fully tiled flooring to match kitchen/dining room.

#### Bedroom Three 11'11" x 12'1" (3.63m x 3.68m)

An excellent sized double bedroom with UPVC double glazed window to front elevation. Skimmed walls and ceilings with

inset chrome LED spotlighting. Wood effect flooring. Range of brushed chrome sockets and media points. LED sockets connected to bedside level.

#### Bedroom Four/Sitting Room 11'11" x 13' (3.63m x 3.96m)

An adaptable space that is useable as a double bedroom or a secondary reception space. Skimmed walls and ceiling with a range of chrome LED spotlighting. UPVC double glazed window to rear elevation. Wood effect flooring.

#### Bathroom Two 9'1" x 6'3" (2.77m x 1.91m)

Three piece suite comprising panelled bath with wall hung mixer mid tap and integrated chrome shower an rainfall shower head attachment. Glazed shower screen. Hidden cistern dual flush WC. Wall hung wash hand basin with underset vanity unit. Eyeline LED touch screen mirror. UPVC double glazed opaque window to rear. Fully tiled splashbacks and matching tiled flooring. Skimmed ceiling with inset chrome LED spotlighting. Wall hung vertical vanity unit. Wall mounted chrome heated towel rail. Inset graphite radiator.

### First Floor

#### Landing 17'4" x 4'3" (5.3m x 1.3m)

Accessed via quarter turn oak staircase with inset chrome and glazed balustrade. Natural light via an attractive high level double glazed opaque window. Skimmed walls and ceiling with inset chrome LED spotlighting. Wood effect flooring throughout. Pocket door opens into cupboard with plenty of storage and housing Baxi gas condensing boiler and RCD fuse board to wall. Communicating doors to first floor rooms;

#### Master Suite Bedroom One 16'2" (max) x 18'2" (max) (4.93m (max) x 5.54m (max))

Excellent sized double bedroom. Two inset composite double glazed Velux windows to either elevation. Fully skimmed walls and ceilings with inset chrome LED spotlighting. Wood effect flooring. Range of brushed chrome sockets.. Door into;

#### Master Suite Bathroom One 11'1" x 4'3" (3.4m x 1.3m)

Three piece in white comprising walk in shower cubicle with integrated chrome shower and rainfall shower head

attachment and separate shower head fitment. Glazed and chrome shower screen. Low level dual flush hidden cistern WC. Wall hung wash hand basin with underset vanity unit and eyeline LED touch screen mirror. Fully tiled walls and floor. LED touch screen mirror to wall. Vertical wall hung vanity unit. Range of LED spotlighting. Chrome heated towel rail with inset graphite radiator. Attractive UPVC double glazed fixed pane window to the front elevation.

#### Bedroom Two 11'10" x 18'2" (3.61m x 5.54m)

Another good sized double bedroom. Two composite double glazed Velux windows to either elevation. Skimmed walls and ceilings with inset LED spotlighting. Wood effect flooring. Access to loft via hatch. Range of brushed chrome sockets.

### Outside

#### Gardens & Grounds

The property is accessed via a private drive to the five dwellings. Block paviour with off road parking for at least two cars behind a rendered dwarf wall and galvanized fencing with inset galvanized railing in a black finish. The gardens are private and enclosed to feather edged fencing. Turfed boundaries and a parcel of patio to the rear accessed via patio doors from the living room.

#### Services & Tenure

The property is serviced by mains gas underfloor heating. Mains electric, water and drainage. The property benefits from superfast fibre optic broadband. The properties will be sold on a Freehold basis.

#### Directions

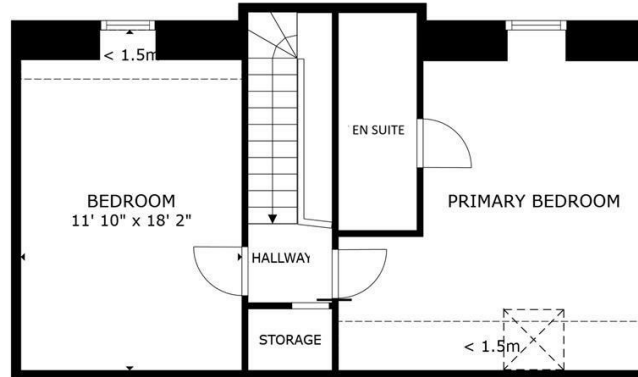
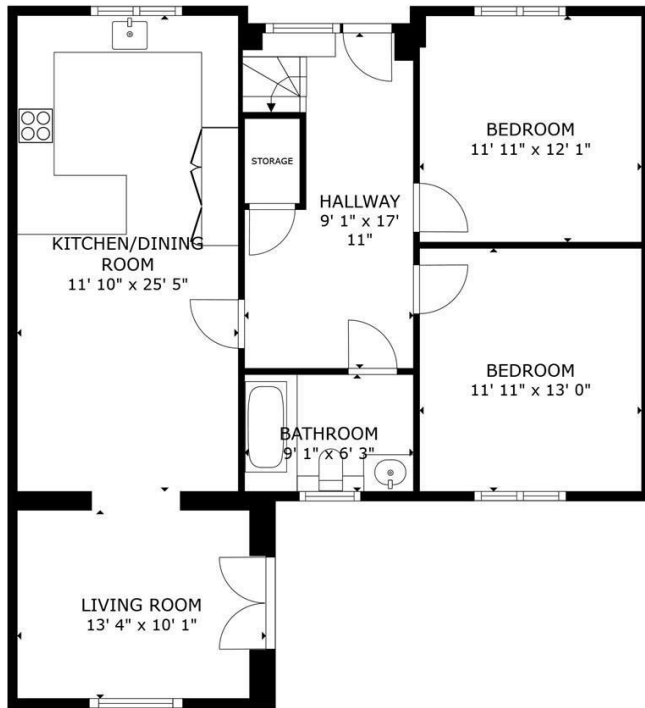
From our offices at 65 High Street, Cowbridge turn left and at the end of Westgate turn left onto the Llantwit Major Road. At Nash Manor crossroads turn left and at the roundabout at the Llantwit Major bypass, take the first exit. Take the first exit at the next roundabout and at the next set of traffic lights, turn right onto Llanmaes Road. Follows this road and the properties will be on your left hand side with our signage outside.











**HARRIS & BIRT**  
CHARTERED SURVEYORS &  
ESTATE AGENTS

GROSS INTERNAL AREA  
FLOOR 1 988 sq.ft. FLOOR 2 543 sq.ft.  
EXCLUDED AREAS: REDUCED HEADROOM 74 sq.ft.  
TOTAL: 1,531 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Matterport**



**HARRIS & BIRT**

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

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

