Maes-Yr-Haf Llanmaes

Llantwit Major, CF61 2XR

Offers In Excess Of £485,000

HARRIS & BIRT

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A deceptively spacious, detached, property located in the centre of the popular Vale village of Llanmaes. The accommodation has been improved by the current owners and briefly comprises: entrance hall, living room, dining room, kitchen, study/fourth bedroom and WC to the ground floor. Upstairs offers a spacious master bedroom (which could easily be converted into two bedrooms) a further two double bedrooms and a family bathroom. Outside enjoys the benefit of off road parking for several vehicles leading to a single garage, pretty front garden and an enclosed rear garden.

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 8'8 x x 12'3 (2.64m x x 3.73m)
The property is entered via a UPVC double-glazed door with obscure glazed vision panels to side into hallway. Stairs to first floor with an understairs storage cupboard. Tiled flooring. Radiator. Pendant ceiling light. Doors to all ground-floor rooms.

WC
Two-piece suite in white comprising low level hidden cistern WC. Vanity unit containing inset wash hand basin with curved mixer tap. Marble effect surface and storage below. Obscure glazed window to front. Continuation of flooring from hall. Part wood panelled tongue and grooved walls. Pendant ceiling light.

Kitchen/Breakfast Room 8'11 x 17'4 (2.72m x 5.28m)
Fitted shaker style kitchen with features to include: a range of wall and base units with granite work surfaces and matching upstands. Single bowl Belfast sink with curved mixer tap. Double gas Belling range oven. Five-ring hob with granite splashback and electric extractor over. Undercounter integrated Hotpoint dishwasher behind matching decor panel. Undercounter Hotpoint washer/dryer behind matching decor panel. Undercounter fridge and freezer behind matching decor panels. Dual aspect windows overlooking front and rear gardens. Space for table and chairs. Continuation of flooring from hall. Radiator. Pendant ceiling lights. Door to rear hall and dining room.

Rear Hall 5'8 x 5'9 (1.73m x 1.75m)
Part glazed door to rear garden. Windows to side. Continuation of flooring from kitchen. Pendant ceiling light. Door to study. Internal door to garage.

Study 5'8 x 11'3 (1.73m x 3.43m)
Window overlooking front. Continuation of flooring from rear hall. Radiator. Pendant ceiling light.

Dining Room 8'8 x 9'1 (2.64m x 2.77m)
Large window overlooking rear garden. Continuation of flooring from kitchen. Radiator. Pendant ceiling light. Opening through to living room.

Living Room 12'8 x 23'8 (3.86m x 7.21m)
Large window overlooking front garden. French doors open out onto rear garden. Continuation of flooring from hall. Central feature fireplace containing cast iron open fire sat on stone hearth with a decorative mantel. Radiators. Pendant ceiling lights.

First Floor

Landing 9'0 x 13'11 (2.74m x 4.24m)
Stairs from ground floor onto first floor landing. Fitted carpet. Window overlooking front. Cupboard housing Worcester gas combination boiler. Loft access hatch. Radiator. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 12'9 x 20'6 (3.89m x 6.25m)
Spacious master bedroom with large window overlooking rear. French doors opening out onto a balcony overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Two 11'1 x 8'4 (3.38m x 2.54m)
Large window overlooking rear. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 9'0 x 11'10 (2.74m x 3.61m)
Large window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

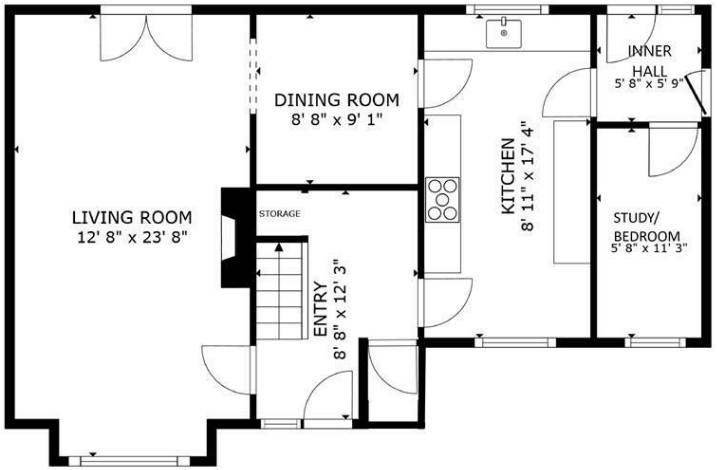
Bathroom 9'0 x 6'4 (2.74m x 1.93m)
Suite in white with features to include: free-standing roll top bath with central taps and shower head attachment. Fully tiled corner shower cubicle with mains-connected shower, rainfall shower head and further shower head fitment. Low level hidden cistern WC. Vanity unit containing wash hand basin with curved tap and storage below. Tiled flooring. Half panelled tongue and grooved wall panels. Obscure glazed window to rear. Vertical towel warmer. Pendant ceiling light.

Outside
Driveway parking to front for several vehicles leading to single car garage. Front is mainly laid to lawn with planted borders and dry stone wall boundary. Pedestrian side gate offering access to rear garden. Spacious rear garden made private via fenced and walled boundaries. Mainly laid to lawn with mature planted borders. Wooden pagoda, great for outside entertaining.

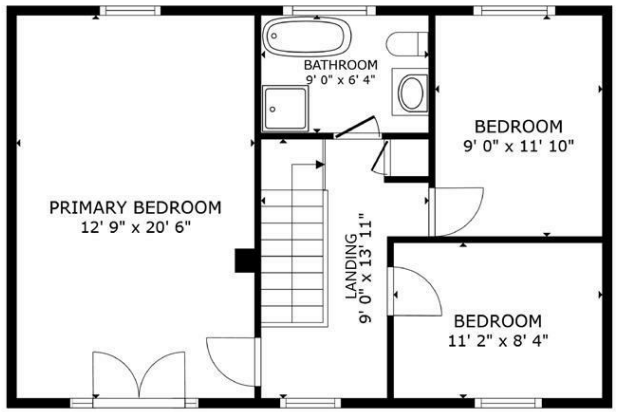
Services
All mains services are connected to the property. Gas central heating via boiler housed to landing. UPVC double glazing throughout.

Garage
Up and over garage door. Window to rear. Light and power.

LET YOUR DREAMS
TAKE FLIGHT



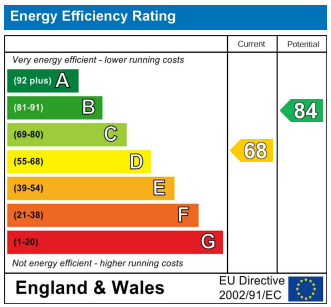
FLOOR 1

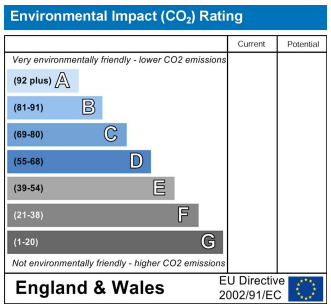


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 734 sq.ft. FLOOR 2 645 sq.ft.
TOTAL : 1,379 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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