



# 15 Maes Iltuds

Llantwit Major, CF61 2SD

Price Guide £374,995

HARRIS & BIRT



An attractive semi-detached property located on the sought after Pentre Cwrt estate on the outskirts of Llantwit Major. Accommodation has been extended in recent years and briefly comprises entrance hall, living room, study, kitchen, dining/family room, WC to the ground floor. The first floor offers master bedroom with en suite shower room, a double bedroom, single bedroom and a family bathroom. The outside offers off road parking for several cars leading to a single car garage. Enclosed rear garden.

The property situated in a quiet cul-de-sac approximately within an 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 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 3'1 x 6'1 (0.94m x 1.85m)

The property is entered via front door with decorative glazed panel into hall. Terrazzo style tiled floor. Radiator behind decorative radiator cover. Stairs to first floor landing with understairs storage cupboard. Pendant ceiling light. Doors to all ground floor rooms.

#### WC 3'0 x 6'1 (0.91m x 1.85m)

Two piece suite comprising low level hidden cistern WC, storage cabinet with deep sill. Wash hand basin with mixer tap and storage underneath. Obscure glazed window to front. Part tiled walls. Tiled floor. Wall mounted towel warmer. Pendant ceiling light.

#### Living Room 10'3 x 15'7 (3.12m x 4.75m)

Large picture window overlooking front. Feature fireplace containing electric fire with decorative surround and mantle. Fitted carpet. Radiator. Pendant ceiling light. Part glazed doors opening into study.

#### Office 8'7 x 10'1 (2.62m x 3.07m)

Fitted carpet. Radiator. Pendant ceiling light.

#### Kitchen 8'0 x 11'1 (2.44m x 3.38m)

Fitted shaker style kitchen with features to include; range of wall and base units with granite effect worksurfaces and tiled splashbacks. Inset 1.5 bowl sink with draining grooves and mixer tap. Inset four ring gas hob with electric extractor hood over. Eyeline double electric oven and grill facility. Integrated undercounter dishwasher behind matching decor panel. Space for undercounter washing machine. Space for free standing fridge/freezer. Window to side. Tiled floor. Cupboard housing Baxi boiler. Opening through to dining/family room.

#### Dining/Family Room 16'9 x 10'10 (5.11m x 3.30m)

French doors opening onto rear garden. Further glazed door to side with inset cat flap. Wood effect laminate floor. Ceiling spotlights. Radiator.

### First Floor

#### Landing 6'5 x 10'9 (1.96m x 3.28m)

Stairs from ground floor hall onto first floor landing. Fitted carpet. Window to side. Loft access hatch. Airing cupboard housing hot water tank with storage shelves. Further recessed storage cupboard. Doors to all first floor rooms.

#### Master Bedroom 10'3 x 11'1 (3.12m x 3.38m)

Window overlooking front. Fitted double bed storage surround with cupboards, drawers and inset lights. Recessed fitted wardrobes with mirrored sliding doors. Wood effect laminate flooring. Radiator. Central pendant ceiling light. Door to en suite.

#### En Suite 7'6 x 5'1 (2.29m x 1.55m)

Fitted suite with features to include fully tiled shower cubicle with Triton electric shower behind glazed PVC door. Full length cabinet with granite worksurface containing inset sink with mixer tap, storage underneath and low level hidden cistern dual flush WC. Fitted wall cabinets with fixed mirror and downlighting. Fully tiled walls. Vinyl floor. Wall mounted vertical towel warmer. Central pendant ceiling light. Shaving point and extractor fan.

#### Bedroom Two 10'3 x 9'7 (3.12m x 2.92m)

Window overlooking rear. Fitted wardrobes with mirrored panels. Fitted carpet. Radiator. Central pendant ceiling light.

#### Bedroom Three 7'11 x 7'6 (2.41m x 2.29m)

Window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

#### Bathroom 6'10 x 6'5 (2.08m x 1.96m)

Fitted three piece suite with features to include: panelled bath with hot and cold tap and shower head attachment. Low level dual flush WC. Pedestal wash hand basin with hot and cold taps. Decorative glazed window to rear. Part tiled walls. Wood effect vinyl floor. Wall mounted towel warmer. Ceiling spotlights. Shaving point.

### Outside

The property is entered to front via tarmac laid driveway leading to a single car garage. Pretty front garden mainly laid to lawn with planted shrubbery. Decorative paved path to front door and path leading to side gate. Private and enclosed rear garden with spacious brick laid patio. Parcel of lawn with mature planted boarders and variety of trees and shrubs. Corner decked seating area enjoying the last of the evening sun with an attractive mature olive tree. Fenced boundaries to all sides. Outside lighting and plug sockets.

### Garage

Up and over garage door. Part glazed rear door. Light and power. Boarded for Mezzanine storage.

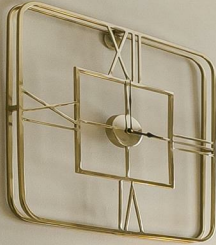
### Services

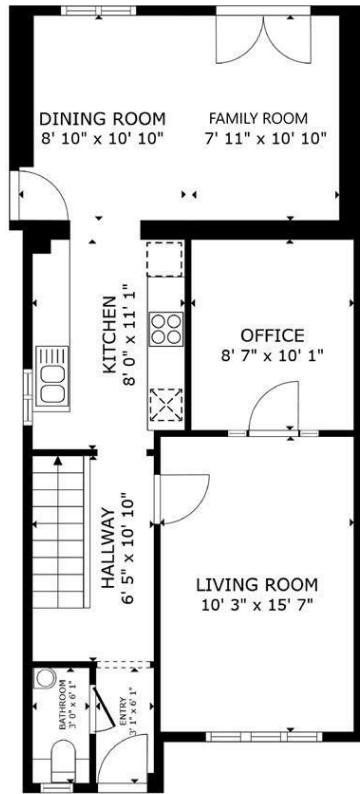
The property is served by mains gas, electricity, water and drainage. UPVC double glazing throughout. Gas central heating via boiler housed to cupboard in the kitchen.

### Directions

From our office at 65 High Street turn right up to the end of Westgate and turn left onto the Llantwit Major road. At the roundabout at the beginning of the Llantwit Major bypass take the first exit and then go right at the the mini roundabout. Turn right at off the roundabout onto Heol Pentre Cwrt. At the roundabout turn left on to Heol-Y-Fro. In 100 yards turn right onto Maes Illtuds, then take your next left and follow the road left and the property will be directly in front indicated by a Harris & Birt for sale board.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 657 sq.ft. FLOOR 2 430 sq.ft.  
 TOTAL : 1,087 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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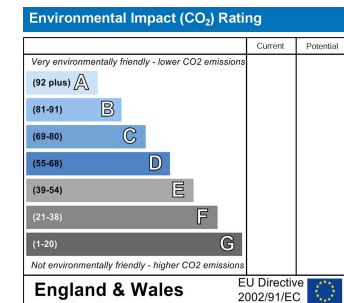
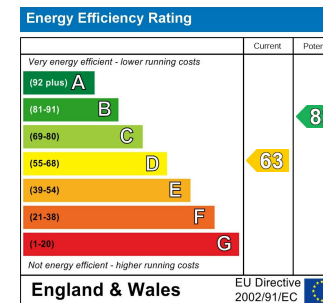
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