1 Tewdrig Close

Llantwit Major, CF61 1SZ

Offers In Excess Of £550,000

HARRIS & BIRT

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A deceptively spacious, detached, property located on a quiet cul-de-sac within walking distance of Llantwit's town centre. The accommodation has been extended and modernised in recent years and briefly comprises: entrance hall, living room, kitchen/breakfast/dining room, study and WC to the ground floor. Upstairs offers master bedroom with walk-in wardrobe & en suite, a further three double bedrooms and a family bathroom. Outside enjoys the benefit of driveway parking for several vehicles, detached garage and front and rear gardens.

The property is situated within walking distance of the town 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.

- Extended Detached Property
- Three Reception Rooms
- Off Road, Driveway parking
- Enclosed South West Facing Garden
- EPC Rating - E
- Four Double Bedrooms
- Modernised Throughout
- Detached Garage
- Walking Distance To The Beach & Llantwit Town Centre

Accommodation

Ground Floor

Entrance Hall 10'1 x 15'2 (3.07m x 4.62m)
The property is entered via solid front door with obscure glazed vision panels into hall. Wood effect laminate floor. Radiator. Pendant ceiling light. Stairs to first floor. Doors to all ground floor rooms.

Living Room 14'11 x 13'4 (4.55m x 4.06m)
Large window overlooking front garden. Feature fireplace containing inset electric fire set on granite hearth with granite surround and wood mantel. Recessed storage cupboard. Continuation of floor from hall. Two radiators. Pendant ceiling light. Folding glazed doors into kitchen/breakfast room.

Kitchen/Breakfast Room 18'0 x 10'6 (5.49m x 3.20m)
Modern fitted shaker style kitchen in cream with features to include: a range of wall and base units. with granite worktops and matching upstands. Inset 1.5 bowl sink with curved mixer tap. Rangemaster with five ring gas hob and oven below. Glass splashback and extractor fan over. Undercounter integrated Hotpoint dishwasher behind matching decor door. Space for free standing washing machine behind matching decor door. Space for tumble dryer behind matching decor door. Space or American-style fridge/freezer. Cupboard housing Worcester gas boiler (installed in 2019). Window overlooking the rear garden. Double French doors open out onto rear patio. Continuation of flooring from hall. Opening through to dining room.

Dining Room 10'5 x 17'11 (3.18m x 5.46m)
Sliding patio doors out onto rear patio. Continuation of flooring from kitchen. Radiator. Ceiling spotlighting.

Study/Playroom 7'1 x 7'0 (2.16m x 2.13m)
Window overlooking front garden. Continuation of flooring from hall. Radiator. Pendant ceiling light.

WC 7'1 x 3'4 (2.16m x 1.02m)
Two piece suite in white with features to include: low level hidden cistern dual flush WC. Vanity unit containing sink with mixer tap and storage below. Obscure glazed window to side. Continuation of flooring from hall. Part tiled walls. Radiator. Bulkhead ceiling light. Extractor fan.

First Floor

Landing 9'3 x 8'5 (2.82m x 2.57m)
Stairs from ground floor onto first floor landing. Fitted carpet. Loft access hatch. Pendant ceiling light.

Master Bedroom 10'5 x 12'5 (3.18m x 3.78m)
Large window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling lighting. Door into walk-in wardrobe. Door to en suite shower room.

En Suite Shower Room 6'3 x 5'9 (1.91m x 1.75m)
Modern fitted three piece suite in white comprising fully tiled corner shower cubicle with wall mounted Triton electric shower and glazed door. Low level hidden cistern WC. Vanity unit containing inset sink with mixer tap and storage below. Obscure glazed window to side. Tile effect vinyl floor. Wall mounted vertical towel warmer. Bulkhead ceiling light. Extractor fan.

Bedroom Two 11'11 x 13'0 (3.63m x 3.96m)
Large window overlooking front. Recessed cupboard containing hot water tank and shelving. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 18'1 x 9'3 (5.51m x 2.82m)
Two windows overlooking front. Fitted carpet. Two radiators. Pendant ceiling lights.

Bedroom Four 10'4 x 9'3 (3.15m x 2.82m)
Large window overlooking rear garden. Fitted carpet. Radiators. Pendant ceiling lights.

Bathroom 7'3 x 6'4 (2.21m x 1.93m)
Modern fitted three piece suite with features to include: panelled bath with mixer tap and wall mounted Triton electric shower and glazed screen. Vanity unit containing low level, hidden cistern dual flush WC and countertop sink with mixer tap and storage below. Obscure glazed window to rear. Fully tiled walls. Tile effect vinyl floor. Wall mounted vertical towel warmer. Ceiling spotlight.

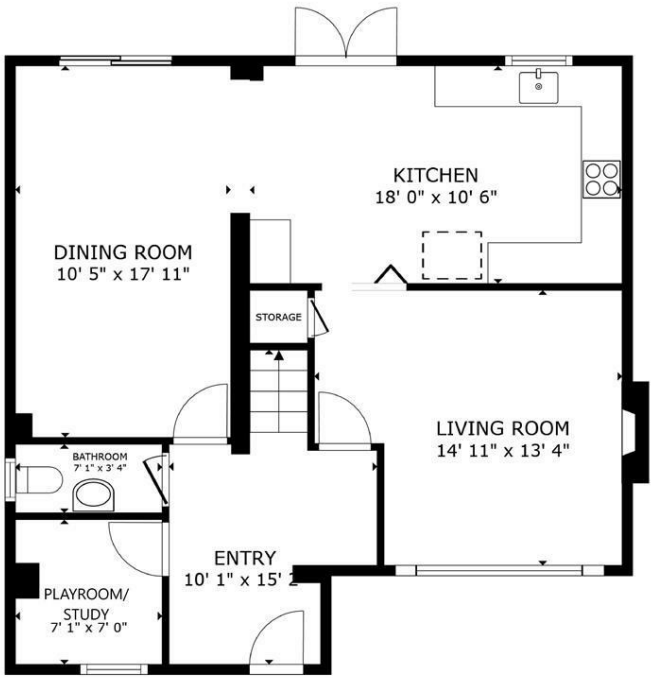
Outside
Drive to the front offering off road parking for several vehicles made secure half way by wrought iron gates with further driveway leading to detached single car garage. Open lawned garden to the front with mature planted borders separated from the drive by a small wall. Paved path to the front door wrapping around the side of the house with a pedestrian gate to the rear garden. Outside tap. The rear garden south west facing and laid to lawn with a spacious area of L-shaped patio accessed from the kitchen/breakfast room. Fence and wall boundaries to all sides with pretty planted borders. A few steps lead onto the drive.

Detached Single Car Garage
Up and over door.

Services
All mains services are connected to the property. UPVC double glazing throughout, Upgraded in 2019. Gas central heating via boiler housed to kitchen (installed in 2019).

Directions
From our office at 65 High Street turn right up to the end of Westgate and turn left onto the Llantwit Major road. Follow the road to Llantwit. At the roundabout at the beginning of the Llantwit Major bypass turn left and then go straight across the mini roundabout and to the first set of traffic lights take a right into Llantwit Major on the Llanmaes Rd. Go straight over at the traffic lights, then the first exit at the roundabout onto Le Pouliguen Way. At the next mini roundabout take the first exit onto Boverton Road. Take the next right on to onto Ham Lane East, Travel along the road passing the leisure centre, Llantwit comprehensive school and Ysgol Y Draig on your left and take the 4th righthand turn onto Ham Lane South then first left onto Cambrian Avenue. Take the second left onto Tewdrig Close, Number 1 is the first house on your left.

morning

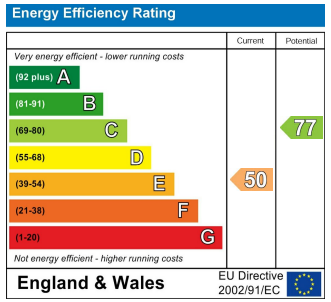


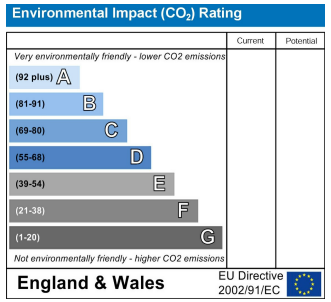
FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 779 sq.ft. FLOOR 2 724 sq.ft.
TOTAL : 1,503 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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