3 Dimlands Road

Llantwit Major, CF61 1SJ

Price Guide £550,000

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Price Guide £550,000 To £600,000

A rare opportunity to acquire this four-bedroom detached family home, situated in a highly sought-after location in the West End of Llantwit Major. Offering tremendous potential for modernisation and renovation, this spacious home provides an excellent opportunity for buyers looking to create their ideal family home. The property occupies a generous plot with substantial south-facing rear gardens, backing onto open countryside and enjoying attractive elevated views. To the front, there is ample off-road parking and an integral garage. The accommodation briefly comprises an entrance hall, living room, dining room, kitchen, utility room, WC, rear storage area, and integral garage to the ground floor. Stairs rise to a bright and spacious landing, flooded with natural light from a large picture window, leading to four well-proportioned bedrooms and a family bathroom. Located in the desirable West End of Llantwit Major, this property combines a peaceful setting with excellent potential, making it an ideal home for those looking to renovate in a prime location.

The property is situated within the heart of the historic old 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.

Accommodation

Ground Floor

Entrance Hallway 21'7" x 6'2" (max) (6.58m x 1.88m (max))

The property is entered via UPVC half opaque glazed front door from inset storm porch to open entrance hallway. Open tread staircase leading up to first floor landing. Papered walls. Fitted carpet. Fitted radiator. Communicating doors to all ground floor rooms.

Dining Room 11'4 x 10'1 (3.45m x 3.07m)

Good sized secondary reception space. UPVC double glazed window to front elevation. Papered walls. Coved ceiling. Fitted carpet. Fitted double radiator. Hatch through into kitchen.

Living Room 28' x 13'4 (8.53m x 4.06m)

A substantial principal reception space with dual aspect via two UPVC double glazed windows to front and rear elevations. Inset chimney breast with open grate, pointed stone surround and tiled hearth. UPVC fully glazed pedestrian door to side elevation. Skimmed walls. Coved ceiling. Fitted carpet. Fitted double radiators.

WC 5' x 4'6 (1.52m x 1.37m)

Two piece suite in white comprising low level dual flush WC. Pedestal wash hand basin with tiled splash backs. UPVC double glazed opaque window to rear elevation. Wood effect vinyl laid flooring. Fitted radiator.

Kitchen 10'5 x 11'8 (3.18m x 3.56m)

Range of fitted wall and base units in an oak finish set under and over a mottle effect worksurface. Features to include; stainless steel sink and drainer. Electric four ring hob. Eyeline Bosch double oven with grill facility. Inset breakfast bar. Integrated Bosch dishwasher behind matching decor panel. Undercounter fridge. Fully tiled splashbacks. Further skimmed walls. Papered ceiling. Tiled flooring. Doorway opens through into;

Utility Room 6'7 x 7'10 (2.01m x 2.39m)

Plenty of space for range of utilities including up and over fridge/freezer and tumble dryer. China Belfast sink housed to wall with mixer tap. Floor mounted oil fired central heating boiler. Skimmed walls and ceiling. Wood effect tiled flooring. Door opens through into walk in storage cupboard. Internal door into integrated garage.

Storage Cupboard 5'10 x 2'11 (1.78m x 0.89m)

First Floor

Landing 16'4 x 6'2 max (4.98m x 1.88m max)

Accessed via open tread staircase to open landing. Papered walls. Textured finished ceiling. Access to loft via hatch. Good sized airing cupboard. Communicating doors to all first floor rooms. UPVC double glazed picture window to front elevation.

Master Bedroom 14'6 x 13'5 (4.42m x 4.09m)

An excellent sized double bedroom. UPVC double glazed picture window overlooking the countryside and fields beyond. Skimmed and papered walls. Papered ceiling. Fitted carpet. Fitted radiator. Built in fitted wardrobe.

Bedroom Two 10'10 x 13'5 (3.30m x 4.09m)

Another good sized double bedroom. UPVC double glazed window to front elevation. Papered walls and ceiling. Fitted wooden floorboards. Built in storage.

Bedroom Three 10'2 x 10'1 (3.10m x 3.07m)

Another good sized double bedroom. UPVC double glazed picture window to front elevation. Papered walls and ceiling. Fitted carpet. Fitted radiator. Built in storage cupboard.

Bedroom Four 9'3 x 8'10 (2.82m x 2.69m)

UPVC double glazed window to rear elevation enjoying those fantastic views across open countryside beyond. Skimmed walls. Skimmed ceiling. Fitted carpet. Fitted radiator. Built in wardrobe.

Bathroom 5'8 x 7'5 (1.73m x 2.26m)

Modern fitted three piece suite in white comprising panelled bath with chrome mixer tap and integrated chrome shower and shower head attachment. Low level dual flush WC. Pedestal wash hand basin with underset vanity unit. White metro tiled splashbacks. UPVC double glazed opaque window to rear elevation. Wall hung chrome heated towel rail. Vinyl laid wood effect flooring.

Outside

Accessed via open driveway to front with tarmacadam laid driveway for numerous cars giving access to integrated garage. Made private via high level hedgerows. Adolescent Willow situated to the front into a lawned parcel. Pedestrian side access to a sizeable south facing rear garden. Concrete laid terrace stepping up to a good parcel of lawn to the rear. Raised beds and boarders. Made private via close boarded fencing. High hedgerows and walled garden to the rear.

Integrated Garage

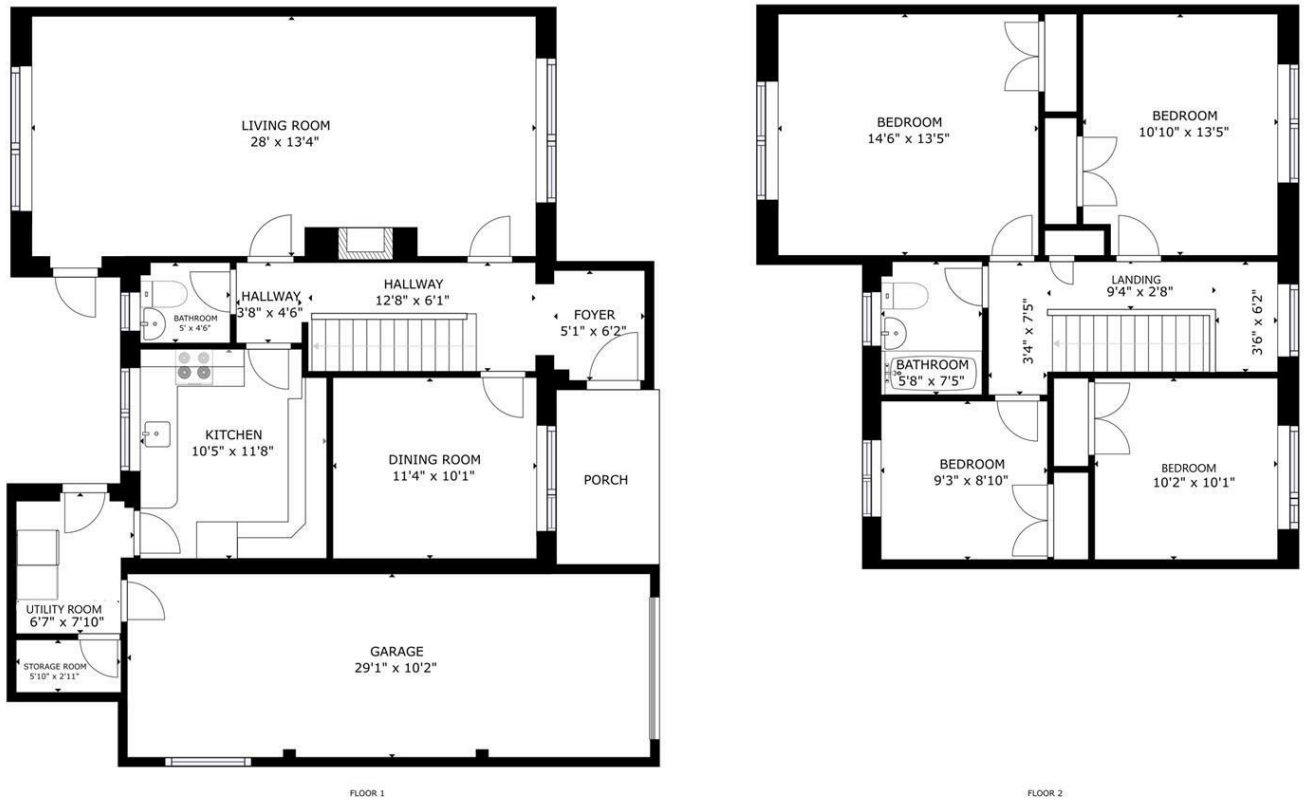
Good sized double length garage. Power and light. Aluminium up and over garage door. UPVC double glazed opaque window to side elevation.

Services

Oil fire central heating system. Mains electricity and water.

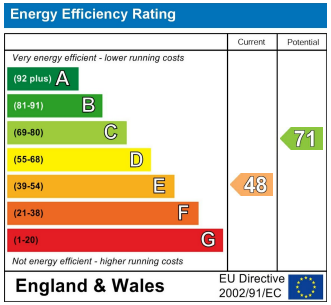
Directions

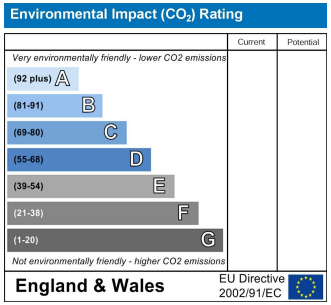
From our office at 65 High Street in Cowbridge, turn right and at the end of Westgate turn up the hill towards Llantwit Major. Turn left at the T-junction and at the crossroads at Nash Manor where you have to stop, turn left and continue on the Llantwit Major road taking the second exit on the roundabout. Carry on straight until you get to the crossroads at the end of Commercial Street and follow the road round onto College Street and follow the road. The property will be on your left at the start of Dimlands Road opposite the junction.



GROSS INTERNAL AREA
FLOOR 1: 884 sq ft, FLOOR 2: 784 sq ft
EXCLUDED AREAS: GARAGE: 297 sq ft, PORCH: 56 sq ft
TOTAL: 1668 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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