





## 7 Highmeadow

Llantwit Major, Llantwit Major

SUPERB SHOW HOME PRESENTATION with this semi detached dormer bungalow located in a well regarded quiet location of Llantwit Major with views of the He...

Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- SEMI DETACHED HOME.
- FULLY RENOVATED. EPC C69.
- DRIVEWAY. GARAGE.
- GCH COMBI. UPVC & DOORS.
- SHOW HOME STANDARD.
- HOWDENS KITCHEN.





## GROUND FLOOR.

### Entrance Hallway.

Opaque glazed front entrance door with opaque glazed side panels. Wood effect vinyl floor covering. Stairs to the first floor. Radiator. Door to sitting room and glazed door to kitchen/diner. Under stairs cupboard.

### Sitting Room.

Dimensions: 17' 1" x 12' 8" (5.20m x 3.86m). UPVC windows to front. Radiator. Electric coal effect fire with fireplace surround.

### Kitchen/Diner.

Dimensions: 20' 0" x 11' 6" ( max) (6.09m x 3.50m (max)). UPVC window to rear and UPVC French doors to rear. Radiator. Continuity of wood effect flooring from entrance hallway. Open plan fully fitted Howden's kitchen (2017) comprising eye level units and base units with work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap. Indesit induction hob with integral oven and hood/extractor. LED down lighting. Integrated washing machine. Integrated fridge and freezer.

## FIRST FLOOR.

### Landing.

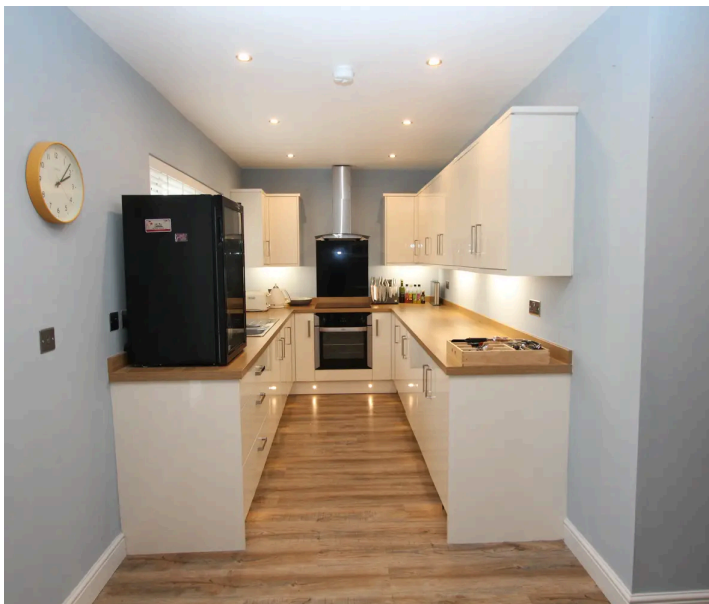
Doors to bedrooms and bathroom. Loft access (with pull down ladder, fully boarded and lighting). Linen cupboard with radiator.

### Bedroom One.

Dimensions: 14' 1" x 10' 8" (4.29m x 3.25m). UPVC window to front with views of nearby countryside and Bristol Channel. Radiator. Built-in storage cupboards etc. Airing cupboard with the wall mounted Viessmann combination boiler providing the central heating and hot water.

### Bedroom Two.

Dimensions: 12' 7" x 10' 7" (3.83m x 3.22m). UPVC window to side with oblique views of the nearby countryside and Bristol Channel. Radiator.





## GROUND FLOOR.

### Entrance Hallway.

Opaque glazed front entrance door with opaque glazed side panels. Wood effect vinyl floor covering. Stairs to the first floor. Radiator. Door to sitting room and glazed door to kitchen/diner. Under stairs cupboard.

### Sitting Room.

Dimensions: 17' 1" x 12' 8" (5.20m x 3.86m). UPVC windows to front. Radiator. Electric coal effect fire with fireplace surround.

### Kitchen/Diner.

Dimensions: 20' 0" x 11' 6" (max) (6.09m x 3.50m (max)). UPVC window to rear and UPVC French doors to rear. Radiator. Continuity of wood effect flooring from entrance hallway. Open plan fully fitted Howden's kitchen (2017) comprising eye level units and base units with work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap. Indesit induction hob with integral oven and hood/extractor. LED down lighting. Integrated washing machine. Integrated fridge and freezer.

## FIRST FLOOR.

### Landing.

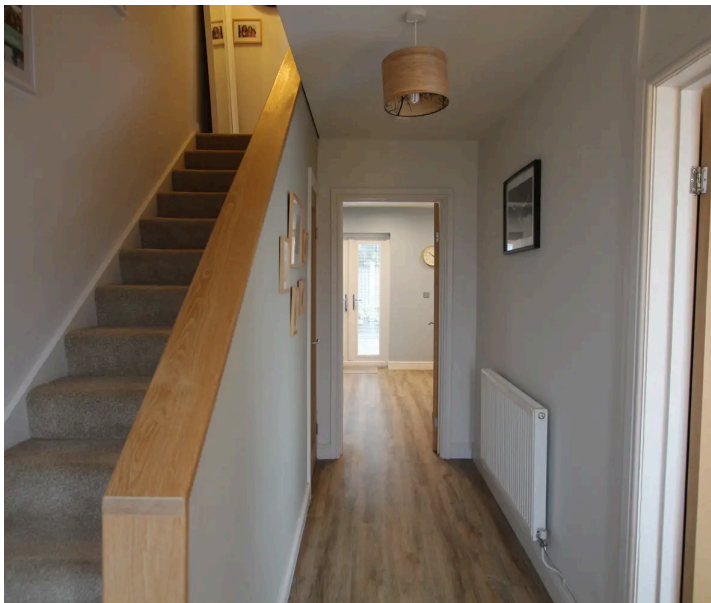
Doors to bedrooms and bathroom. Loft access (with pull down ladder, fully boarded and lighting). Linen cupboard with radiator.

### Bedroom One.

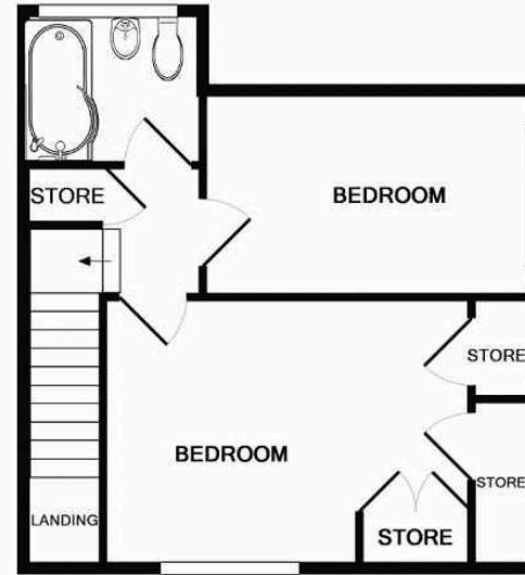
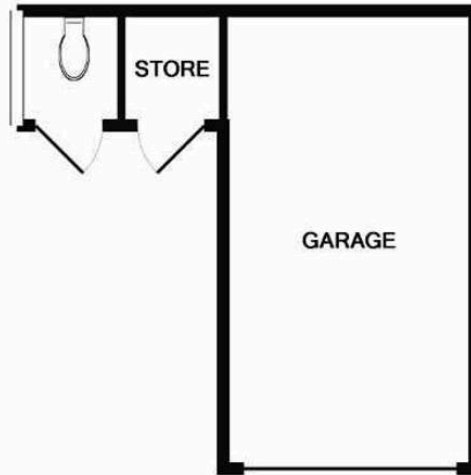
Dimensions: 14' 1" x 10' 8" (4.29m x 3.25m). UPVC window to front with views of nearby countryside and Bristol Channel. Radiator. Built-in storage cupboards etc. Airing cupboard with the wall mounted Viessmann combination boiler providing the central heating and hot water.

### Bedroom Two.

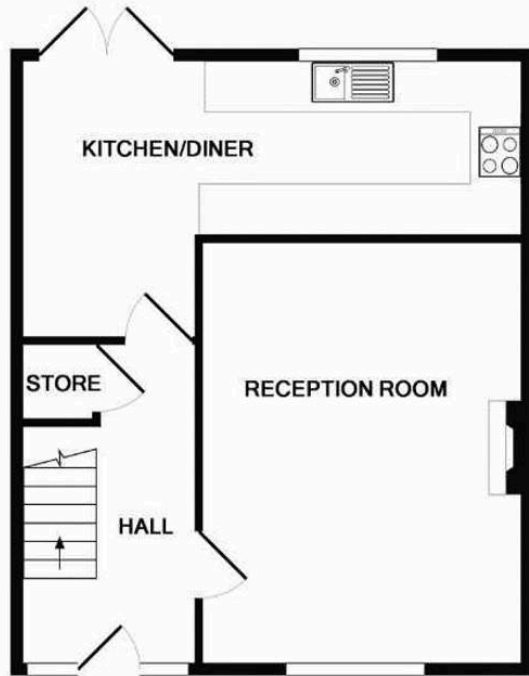
Dimensions: 12' 7" x 10' 7" (3.83m x 3.22m). UPVC window to side with oblique views of the nearby countryside and Bristol Channel. Radiator.







1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2017



## Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.