



Daytree Bungalow, 41, Llanmaes Road, Llantwit Major
£625,000



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Llantwit Major, Llantwit Major

A truly unique opportunity to acquire this superb detached dormer bungalow packed with original features, within easy reach of the local shops, school...

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- DETACHED DORMER BUNGALOW.
- 4 BEDS. 2 RECPS. CLOAKS/WC.
- UPVC. 2023 BOILER. GARAGE. DRIVEWAY.
- BACKING ON TO PLAYING FIELDS.
- RARELY AVAILABLE. GARDENS.
- KITCHEN/DINER. UTILITY. EPC D57.





GROUND FLOOR

Entrance Porch

Front entrance door. Glazed door to entrance hallway.

Entrance Hallway

Radiator. Doors to bedroom, sitting room two, sitting/dining room, kitchen and cloakroom/WC. Ceramic floor tiles. Under-stairs cupboard.

Sitting Room

Dimensions: 14' 8" x 11' 9" (4.47m x 3.58m). UPVC bay window to front. Radiator. Coal effect gas fire with fireplace surround. UPVC window to side.

Bedroom 1

Dimensions: 25' 2" x 10' 10" (7.66m x 3.30m). UPVC French door to rear. UPVC window to side. Radiators. Door to dressing room.

Dressing Room

Dimensions: 9' 6" x 5' 4" (2.89m x 1.62m). UPVC window to rear. Radiator. Opening to en-suite. Ceramic floor tiles. Down lighting.

En-Suite

Dimensions: 6' 3" x 9' 7" (1.90m x 2.92m). Shower enclosure with mixer shower. Low level WC. Two wash hand basins with mixer taps. Vertical radiator. Ceramic floor tiles. Down lighting.

Cloakroom/WC

Dimensions: 7' 7" x 2' 9" (2.31m x 0.84m). Low level WC. Radiator. Wash hand basin with mixer tap. Ceramic floor tiles.

Sitting/Dining Room

Dimensions: 26' 4" x 14' 2" (8.02m x 4.31m). UPVC windows to front. Radiators. Coal effect electric fire with marble fireplace surround.





Kitchen/Diner

Dimensions: 25' 0" x 13' 10" (7.61m x 4.21m). Down lighting. UPVC French doors to rear. UPVC window to side. Radiators. Ceramic floor tiles. Fully fitted kitchen comprising eye level units base units with drawers and marble work surfaces over. One and a half bowl sink with mixer tap. Eye level electric oven and grill. Induction Neff hob with hood. Integrated dish washer. Glazed door to utility room.

Utility Room

Dimensions: 10' 3" x 6' 2" (3.12m x 1.88m). UPVC glazed door to rear. Ceramic floor tiles. Radiator. Floor standing pressurised 2023 gas boiler system providing the central heating and hot water. Partially tiled walls. Down lighting. Fitted units with work surface over and inset stainless steel one and a half bowl sink with mixer tap. Space for white goods.

FIRST FLOOR

Landing

Doors to bedrooms and shower room. Velux to rear.

Bedroom 2

Dimensions: 10' 7" x 15' 4" (3.22m x 4.67m). UPVC window to rear. Radiator. Storage cupboards in eaves.

Bedroom 3

Dimensions: 9' 5" x 10' 4" (2.87m x 3.15m). UPVC window to rear. Radiator. Built in cupboard.

Bedroom 4

Dimensions: 10' 4" x 8' 0" (3.15m x 2.44m). Velux to front. Radiator.

Shower Room

Dimensions: 6' 0" x 7' 10" max (1.83m x 2.39m). UPVC window to front. Wash hand basin with mixer tap. Low level WC. Wood effect flooring. Vertical radiator. Down lighting. Shower enclosure with mixer shower.





OUTSIDE

Front

An impressive sweeping gated driveway. Enclosed mature garden. Outside lighting.

Rear Garden

Dimensions: 53' deep x 57' wide (16.14m x 17.36m). An enclosed garden laid to lawn with paved areas of Indian sandstone paving providing space for table and chairs and barbeques etc, mature borders with trees and shrubs, shed, water tap. Gate to rear, backing on to playing fields.

Garage

Dimensions: 25' 0" x 9' 0" (7.61m x 2.74m). Roller door. Power and lighting. UPVC opaque glazed door and window to rear.







41 Llanmaes Road

Approximate Gross Internal Area
2347 sq ft - 218 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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