

4 Nordale Road, Llantwit Major
£499,995



4 Nordale Road

Llantwit Major, Llantwit Major

Council Tax band: F

Tenure: Freehold

- DETACHED FAMILY HOME.
- DOUBLE DRIVEWAY. GARAGE.
- SUPERB KITCHEN/BREAKFAST.
- CONSERVATORY. STUDY.
- SOUGHT AFTER LOCATION.
- 4 BEDS. 2 BATHROOMS.





GROUND FLOOR

Entrance Porch

Opaque glazed front entrance door with opaque glazed side panels. Ceramic floor tiles. Glazed door to hallway.

Entrance Hallway

Radiator. Glazed door to sitting room and kitchen. Stairs to first floor. Built in cupboards.

Sitting Room

17' 5" x 12' 11" (5.31m x 3.94m)

UPVC window to front. Radiator. Opening to study.

Study

11' 6" x 9' 10" (3.51m x 3.00m)

Radiator. Glazed French doors to conservatory/dining room.

Conservatory/Dining room

9' 0" x 18' 5" (2.74m x 5.61m)

Radiator. UPVC French door to rear. Opening to kitchen. Ceramic floor tiles.

Kitchen/Breakfast Room

22' 10" x 15' 10" (6.96m x 4.83m)

Down lighting. Ceramic floor tiles. Fully fitted kitchen comprising eye level units with under cupboard lighting, base units with floor lighting, and solid granite composite worktops. Velux to rear. Two bowl stainless steel sink with mixer tap, with integrated microwave/steamer. Built in fridge and freezer. Integrated dish washer. Cooker hood. Space for washing machine and tumble dryer. Built in wine cooler fridge. Radiator. Breakfast bar.





FIRST FLOOR

Landing

Radiator. Loft access with pull down ladder (partially boarded). Light tube.

Bedroom 1

12' 8" x 9' 9" (3.86m x 2.97m)

UPVC window to front. Radiator. Wardrobes.

Bedroom 2

9' 5" x 14' 0" (2.87m x 4.27m)

UPVC window to rear. Built in wardrobe. Radiator.

Bedroom 3

8' 6" x 10' 4" (2.59m x 3.15m)

UPVC window to front. Radiator. Built in cupboards, bed and wardrobe.

Bedroom 4/ Study

7' 4" x 8' 3" (2.24m x 2.51m)

UPVC opaque window to front. Built in storage. Stairs to Mezzanine (7'11" x 6'8")

Family Bathroom

8' 7" x 7' 7" (2.62m x 2.31m)

UPVC opaque window to rear. Low level WC. Pedestal wash hand basin with mixer tap. Vertical radiator. Ceramic floor tiles. Roll top bath with mixer tap. Shower enclosure with mixer shower. Down lighting. Ceramic wall tiles.

Shower Room

5' 4" x 7' 11" (1.63m x 2.41m)

Shower enclosure with mixer shower. Wash hand basin with mixer tap. Low level WC. Ceramic wall and floor tiles. UPVC opaque window to rear. Vertical radiator. Down lighting.





OUTSIDE

Front

Block paviour double driveway. Gate to side. Low maintenance garden.

Garage

Up and over door. Power and lighting. Wall mounted combination boiler providing the central heating and hot water, with high pressure pump.

Rear Garden

Shed. An enclosed sunny and private garden with pond, laid to lawn, and south facing.

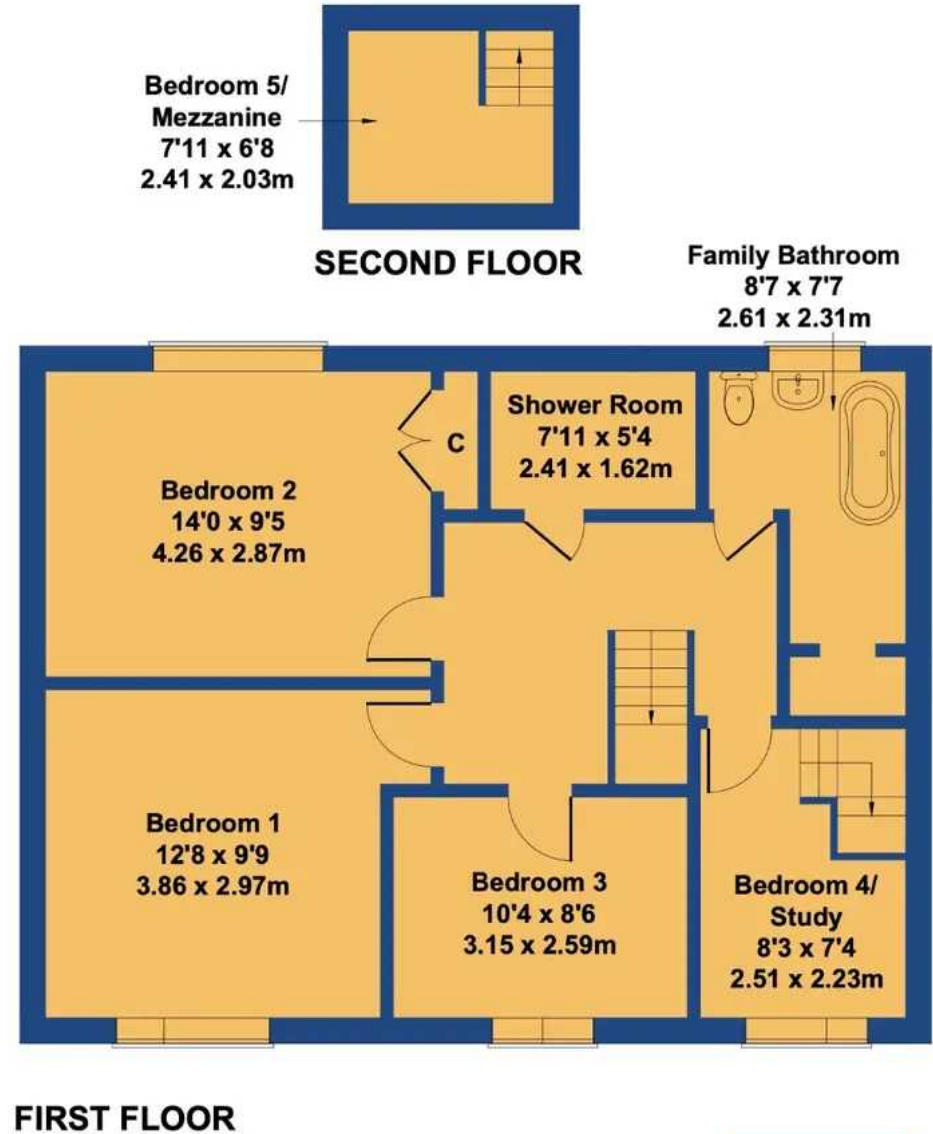




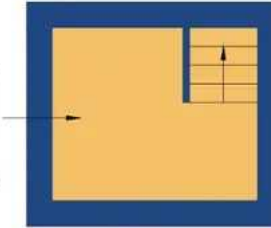


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Approximate Gross Internal Area
1991 sq ft - 185 sq m



Bedroom 5/
Mezzanine
7'11 x 6'8
2.41 x 2.03m



Not to Scale. Produced by The Plan Portal 2023
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