





## 50 Grange Gardens

Llantwit Major, Llantwit Major

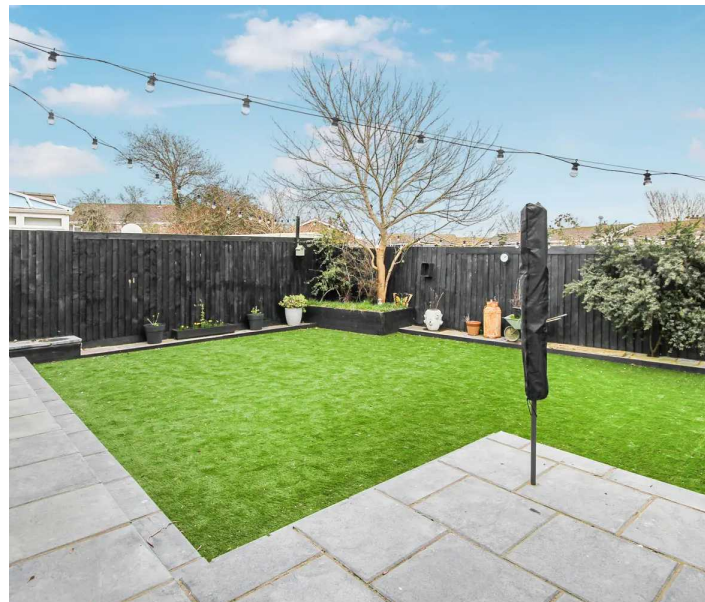
2022 DOUBLE STOREY EXTENSION. Rarely available, in a popular mature location of Llantwit Major, Vale of Glamorgan lies this SUPERB DETACHED FAMILY HOUSE with two storey extension, at the end of a quiet cul de sac. The property is within easy reach of the railway station, schools, shops and Heritage Coastline. The property has been renovated fully by the current owners, and enjoys gas central heating with a pressurised combination boiler system, UPVC double glazed windows, and replacements internal doors with FRENCH DOORS to the rear. Viewings are highly recommended to fully appreciate the presentation and quality of finish, spacious living and quiet location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- EXTENDED DETACHED HOME.
- 5 BEDROOMS. EPC C74.
- 3 RECEPTION ROOMS.
- GCH COMBI. UPVC. EN-SUITE.
- IMPRESSIVE DRIVEWAY.
- CLOAKROOM/WC. LOG BURNER.
- SUPERB FAMILY LIVING SPACE.





## GROUND FLOOR

### Entrance Hallway

Opaque glazed front entrance door. UPVC window to front. Radiator. Wood effect flooring. Stairs to first floor. Doors to sitting room and kitchen.

### Sitting Room

Dimensions: 11' 2" x 17' 5" (3.40m x 5.30m). UPVC window to front. Wood effect flooring. Log burner fireplace. Radiator.

### Kitchen

Dimensions: 17' 8" x 11' 9" (5.38m x 3.58m). Fully fitted kitchen comprising eye level units, base units with solid wood worktops over. Breakfast bar. Wood effect flooring. UPVC windows to rear. Belfast sink with mixer tap. Space for white goods. 7 burner gas cooker with extractor. Integrated dish washer. Wine cooler. Down lighting. Opening to dining room.

### Dining Room

Dimensions: 15' 0" x 12' 10" (4.57m x 3.91m). Radiator. Wood effect flooring. Electric log burner effect fireplace. UPVC French doors to rear. Down lighting. Door to reception room 3 (family room).

### Reception Room 3

Dimensions: 16' 5" x 13' 8" (5.00m x 4.16m). UPVC windows to front. Built in cupboards. Door to cloakroom/WC.

### Cloakroom/WC

Dimensions: 6' 1" x 4' 6" (1.85m x 1.37m). Low level WC. Wash hand basin with mixer tap. Radiator. Wood effect flooring. UPVC opaque window to side. Built in cupboard/utility area containing space for white goods. Wall mounted pressurised combination boiler providing the central heating and hot water.





## FIRST FLOOR

### Landing

Doors to bedrooms and family bathroom. Loft access. UPVC opaque window to side. Radiator. Space for office/study area.

### Bedroom 1

Dimensions: 15' 3" x 14' 8" (4.64m x 4.47m). UPVC window to front. Radiator. Wood effect flooring. Door to en-suite.

### Bedroom 2

Dimensions: 15' 5" x 15' 8" (4.70m x 4.77m). UPVC window to rear. Radiator. Wood effect flooring.

### Bedroom 3

Dimensions: 9' 6" x 12' 3" (2.89m x 3.73m). UPVC window to rear. Radiator.

### Bedroom 4

Dimensions: 9' 6" x 11' 8" (2.89m x 3.55m). UPVC window to front. Radiator.

### Bedroom 5

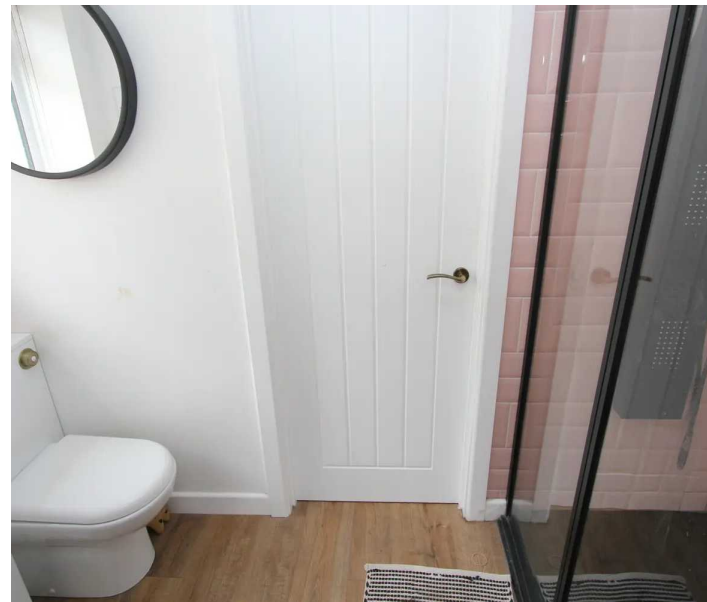
Dimensions: 11' 8" x 7' 10" (3.55m x 2.39m). UPVC window to front. Radiator. Wood effect flooring. Fitted bed.

### Family Bathroom

Dimensions: 9' 0" x 7' 9" (2.74m x 2.36m). UPVC opaque window to rear. Low level WC. Partially tiled walls. Wood effect flooring. Bath with mixer shower over. Vertical radiator. Pedestal wash hand basin with mixer tap.

### En-Suite

Dimensions: 3' 11" x 9' 3" (1.19m x 2.82m). Shower enclosure with mixer shower. partially tiles walls. UPVC opaque window to side. Low level WC. Wood effect flooring. Wash hand basin with mixer tap. Vertical radiator. Door to bedroom 2.





## OUTSIDE

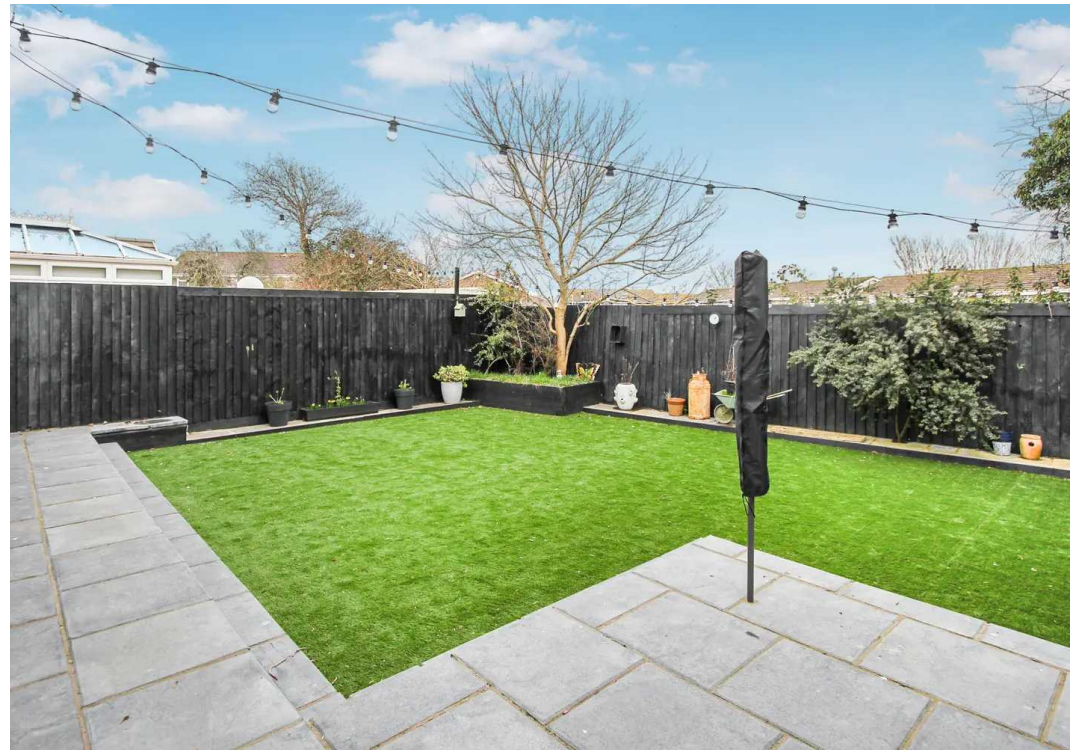
### Front

Dimensions: 39' 0" x 31' 0" (11.88m x 9.44m). Block paviour driveway providing impressive off road parking. Power. Water. Gate at side providing access to rear. Bin store. Storage sheds to side.

### Rear

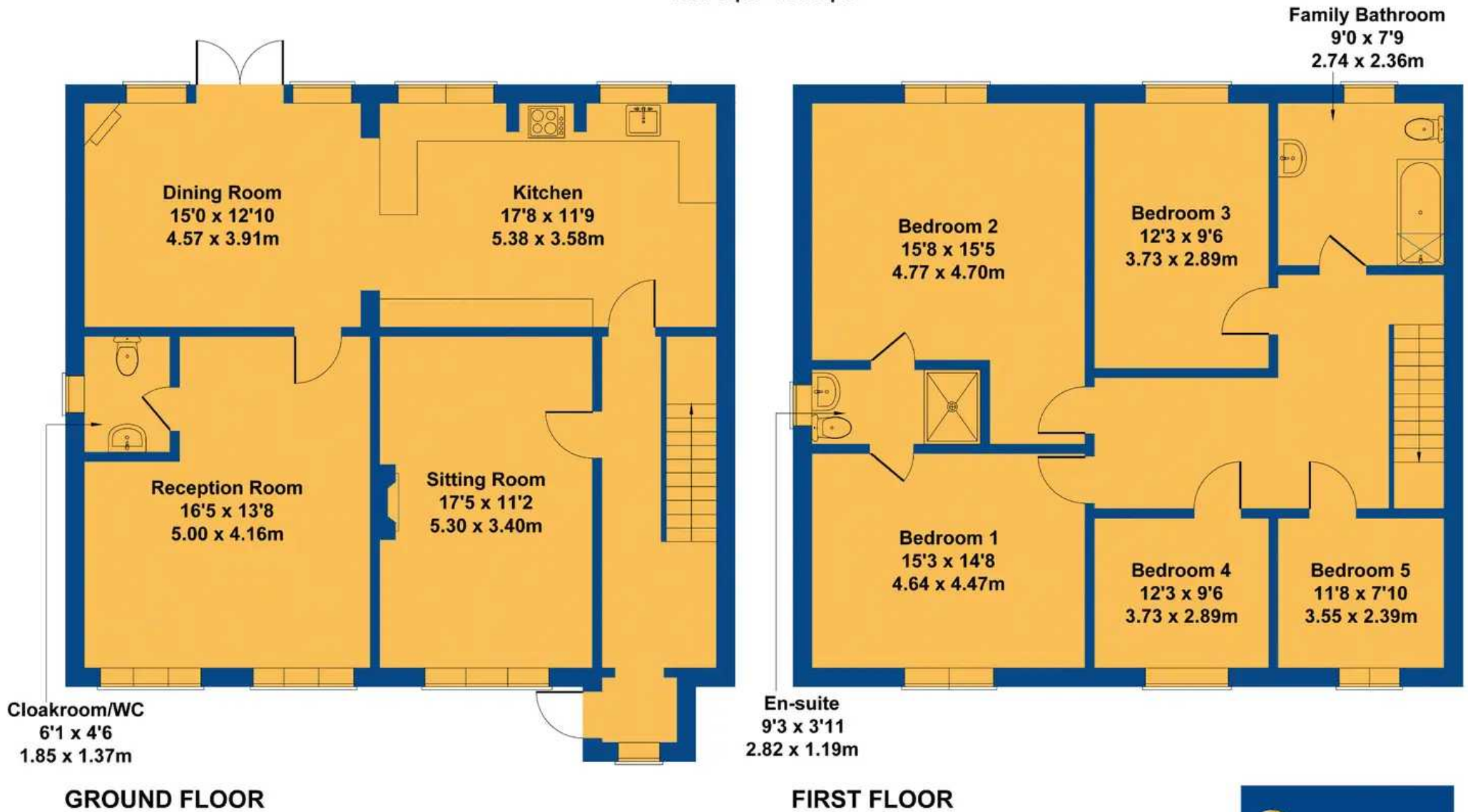
Dimensions: 41' 0" x 29' 0" (12.49m x 8.83m). An enclosed private southerly low maintenance garden, outdoor snug, Shed to side. Indian sandstone paved area for table and chairs etc. Power and outdoor lighting.





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Approximate Gross Internal Area  
1981 sq ft - 184 sq m



Not to Scale. Produced by The Plan Portal 2023  
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