

37 Voss Park Drive, Llantwit Major
£435,000



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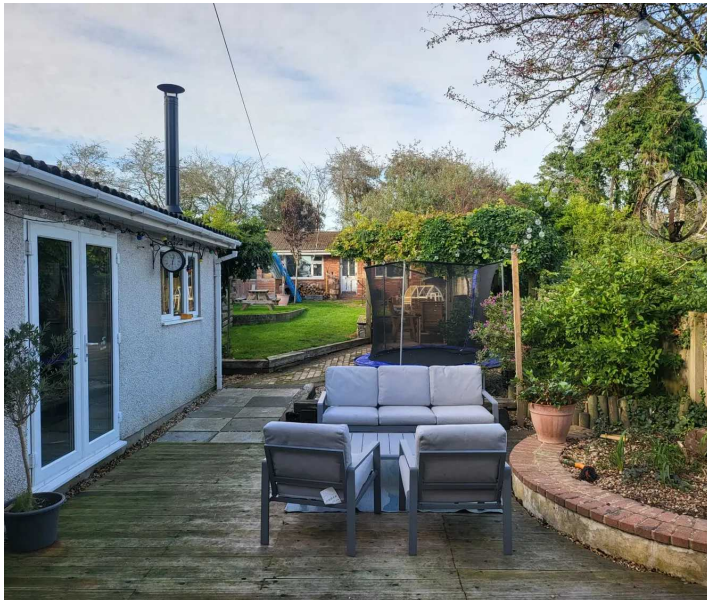
Llantwit Major, Llantwit Major

A SUPERB EXTENDED SEMI-DETACHED FOUR BEDROOM FAMILY HOME on Voss Park Drive, a sought after mature location of Llantwit Major, within walking distance of local shops, schools and amenities, and within easy reach of the nearby Heritage Coastline and beach. Briefly the property comprises entrance hallway, cloakroom/WC, sitting room, kitchen/diner, store, and reception room two with LOG BURNER to the ground floor. To the first floor are four bedrooms and a family bathroom. Outside there is a block paviour driveway providing parking for 3 cars to the front and integral GARAGE. To the rear is an impressive 90' garden with WORKSHOP (potential to be converted into an annex subject to the usual consents). The property enjoys uPVC windows and doors, gas central heating with a 2020 combination boiler, and original parquet flooring. Viewings are highly recommended to fully appreciate the space both inside and outside the property together with the flexible living accommodation the property offers. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





37 Voss Park Drive

Llantwit Major, Llantwit Major

- EXTENDED SEMI DETACHED HOME.
- 4 BEDROOMS.
- CLOAKROOM/WC.
- GARAGE. DRIVEWAY FOR 3 CARS.
- WORKSHOP. LOG BURNER.
- TWO RECEPTION ROOMS.
- EXCELLENT PRESENTATION.
- IMPRESSIVE REAR GARDEN.





GROUND FLOOR

Entrance Hallway

Stairs to first floor, solid wood original parquet flooring, glazed door to kitchen, door to cloakroom WC, radiator. Under stairs cupboard.

Cloakroom/WC

Corner wash hand basin, WC.

Sitting Room

Dimensions: 15' 4" x 13' 1" (4.67m x 3.98m). Solid wood original parquet flooring, uPVC window to front, gas living flame coal effect fireplace with fireplace surround and marble hearth, double glazed door to the dining room.

Kitchen/Diner

Fully fitted kitchen comprising base units with work surfaces over, ceramic floor tiles, uPVC window to rear, inset 1.5 bowl ceramic sink with mixer tap, space for fridge freezer, dishwasher, partially tiled walls. UPVC French doors to rear. Door to reception room two and store. Vertical radiators. Induction hob with hood. Eye level oven and grill. Breakfast bar.

Store

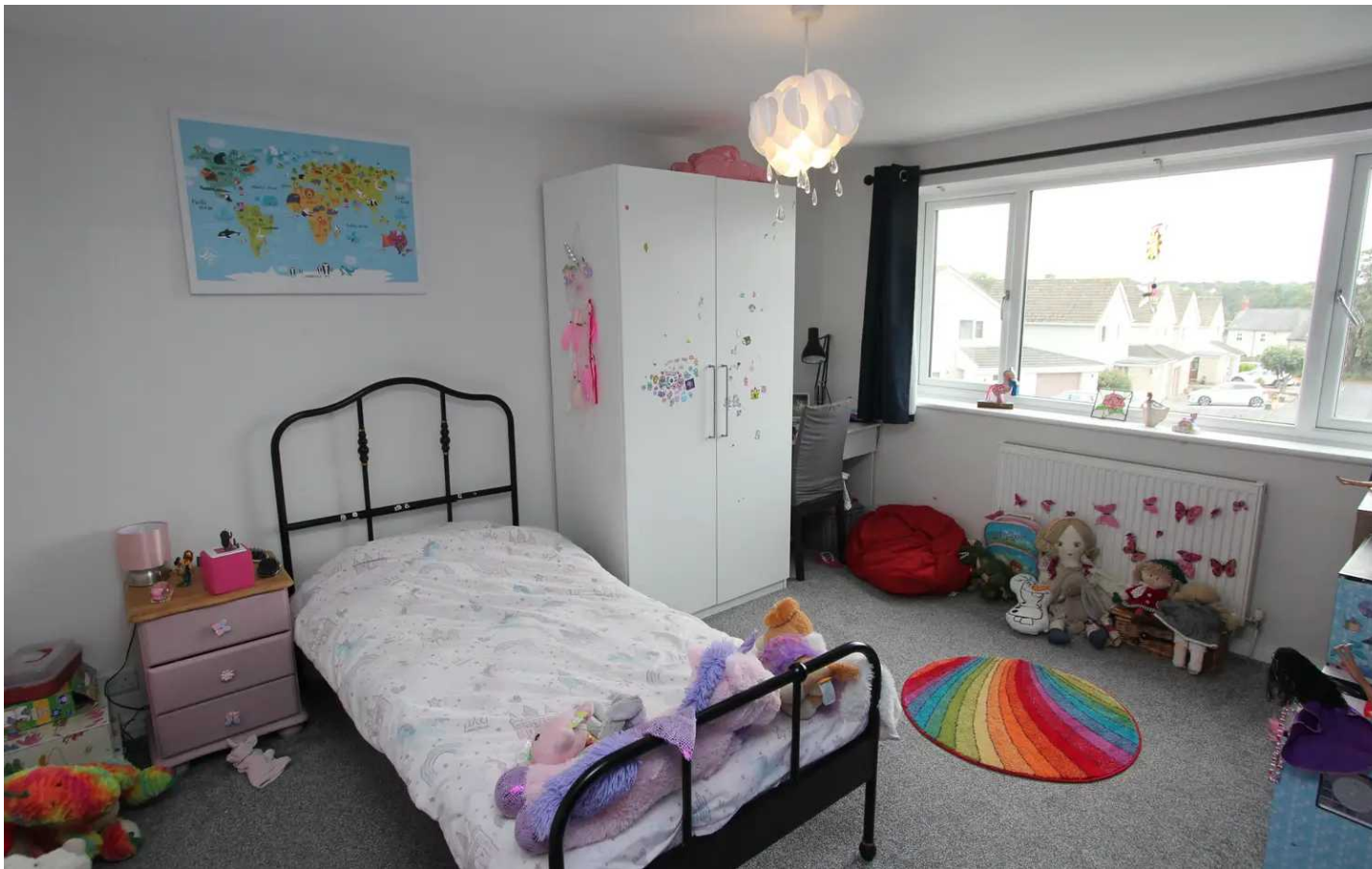
8' 3" x 4' 7" (2.51m x 1.40m)

UPVC opaque glazed door to garage.

Reception Room 2

UPVC French doors to rear. UPVC window to rear. Log burner. (The extension is single skin, fully insulated etc and we believe it does have the footings in place to allow for a second storey).





FIRST FLOOR

Landing

Doors to bedrooms and family bathroom, loft access with pull down ladder (partially boarded with power and lighting and housing the 2020 combination boiler).

Bedroom One

Dimensions: 25' 11" x 7' 8" (7.89m x 2.34m). uPVC window to front and rear, radiators, built in wardrobe.

Bedroom Two

Dimensions: 12' 1" x 11' 8" (3.68m x 3.55m). uPVC window to rear, radiator.

Bedroom Three

Dimensions: 12' 11" x 10' 2" (3.93m x 3.10m). uPVC window to front with distant view of Boverton Castle, radiator.

Bedroom Four

Dimensions: 9' 11" x 11' 10" Max (3.02m x 3.60m). uPVC window to front, radiator.

Family Bathroom

Dimensions: 7' 5" x 9' 8" (2.26m x 2.94m). uPVC opaque window to rear, WC with concealed cistern, vertical radiators, shower enclosure with mixer shower, down lighting, wash hand basin with mixer tap, roll top bath with mixer shower, ceramic floor tiles, partially tiled walls.





OUTSIDE

Front Garden

Block paviour driveway providing parking for three cars.

Garage

Dimensions: 26' 6" x 8' 1" (8.07m x 2.46m). Glazed garage doors, power and lighting.

Rear Garden

Dimensions: 90' long x 32' wide (27.41m x 9.75m). An enclosed garden with outdoor electric points, potting shed, decking area and paved area providing space for table and chairs etc with pergola. Garden is laid mainly to lawn.

Workshop

Dimensions: 25' wide x 9' 4" deep (7.61m x 2.84m). uPVC window to front, door to front, power and lighting (potential to be used as and annex).







37 Voss Park Close

Approximate Gross Internal Area
2123 sq ft - 197 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.





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