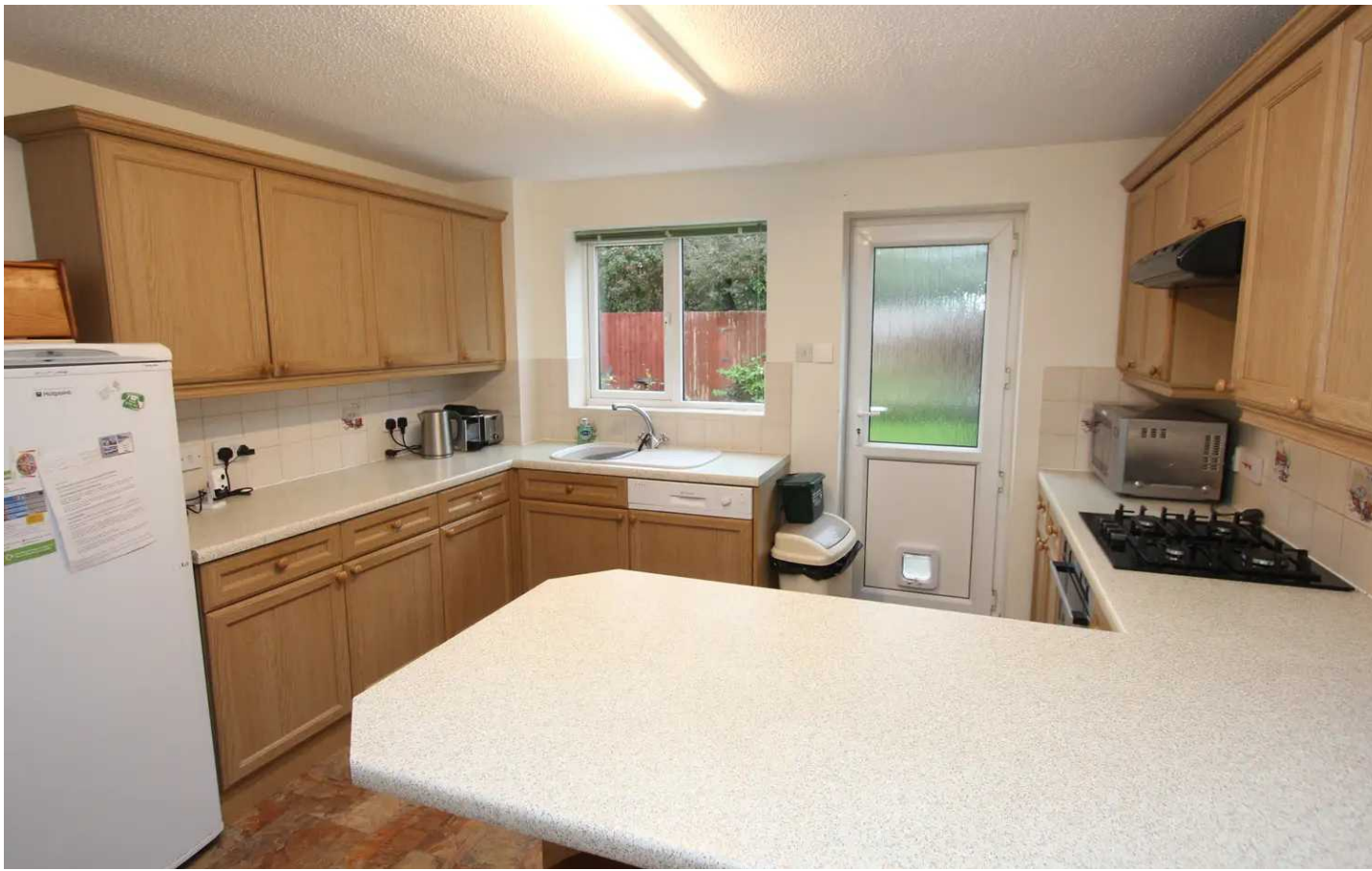


29 Cwrt Syr Dafydd, Llantwit Major
£389,950



29 Cwrt Syr Dafydd

Llantwit Major, Llantwit Major

RARELY AVAILABLE and in one of the most sought after locations on this popular development, this attractive detached family home is located in Pentre Cwrt, Llantwit Major, Vale of Glamorgan, a quiet cul de sac of similar detached properties. Briefly the accommodation comprises entrance hallway with cloakroom/WC, a well proportioned sitting room, dining room, kitchen and utility room. The first floor offers four bedrooms, a main bathroom and an EN-SUITE shower room to the master bedroom. Outside there is a garden to the front with driveway and detached garage, with access to the impressive rear children friendly private garden. The property enjoys UPVC windows, house alarm and cctv, and gas central heating with a COMBINATION BOILER. Viewings are recommended to fully appreciate the quiet location, gardens, and the property style which is rarely available. Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: C PC Environmental Impact Rating:



- DETACHED FAMILY HOME.
- CLOAKROOM/WC.
- DRIVEWAY. GARAGE.
- UPVC. GCH COMBI.
- NO FORWARD CHAIN.
- 2 RECEPTION ROOMS. UTILITY.
- 4 BEDROOMS. EPC C73.



GROUND FLOOR

Entrance Hallway

Entrance door. Staircase to first floor. Radiator. Doors to sitting room, kitchen, cloakroom/WC and dining room. Under stairs cupboard.

Cloakroom/WC

UPVC window to front. WC. Wash hand basin. Radiator.

Sitting Room

15' 1" x 11' 1" (4.60m x 3.38m)

UPVC French doors to rear. Radiator.

Dining Room

11' 0" x 8' 8" (3.35m x 2.64m)

UPVC window to front. Wall lights. Radiator.

Kitchen/Breakfast Room

11' 9" x 11' 6" (3.58m x 3.51m)

UPVC window to rear. Door to utility room. Fully fitted kitchen comprising eye level units and base units with work surfaces over. Inset sink with mixer tap. Ceramic wall tiles. Neff gas hob with double oven. Dishwasher. Breakfast bar. Radiator.

Utility Room

6' 6" x 4' 9" (1.98m x 1.45m)

Base units with work surface over. Inset sink with mixer tap. Eye level units. Washer/dryer. Wall mounted Worcester combination boiler providing the central heating and hot water. Radiator. Larder Fridge and under counter freezer.

FIRST FLOOR

Landing

Radiator. Doors to bedrooms and bathroom. Airing cupboard with radiator.





Bedroom 1

12' 0" x 9' 10" (3.66m x 3.00m)

UPVC window to rear. Built in wardrobes. Radiator.
Door to en-suite shower room.

En-suite Shower Room

UPVC opaque window to side. Shower enclosure with mixer shower. WC. Wash hand basin. Radiator.

Bedroom 2

11' 0" x 9' 0" (3.35m x 2.74m)

UPVC window to front. Built in wardrobe. Radiator.

Bedroom 3

9' 8" x 8' 0" (2.95m x 2.44m)

UPVC window to front. Built in cupboard. Radiator.

Bedroom 4

9' 9" x 8' 9" (2.97m x 2.67m)

UPVC window to rear. Loft access. Radiator.

Family Bathroom

UPVC window to rear. Panelled bath. WC. Wash hand basin. Radiator.





GARDEN

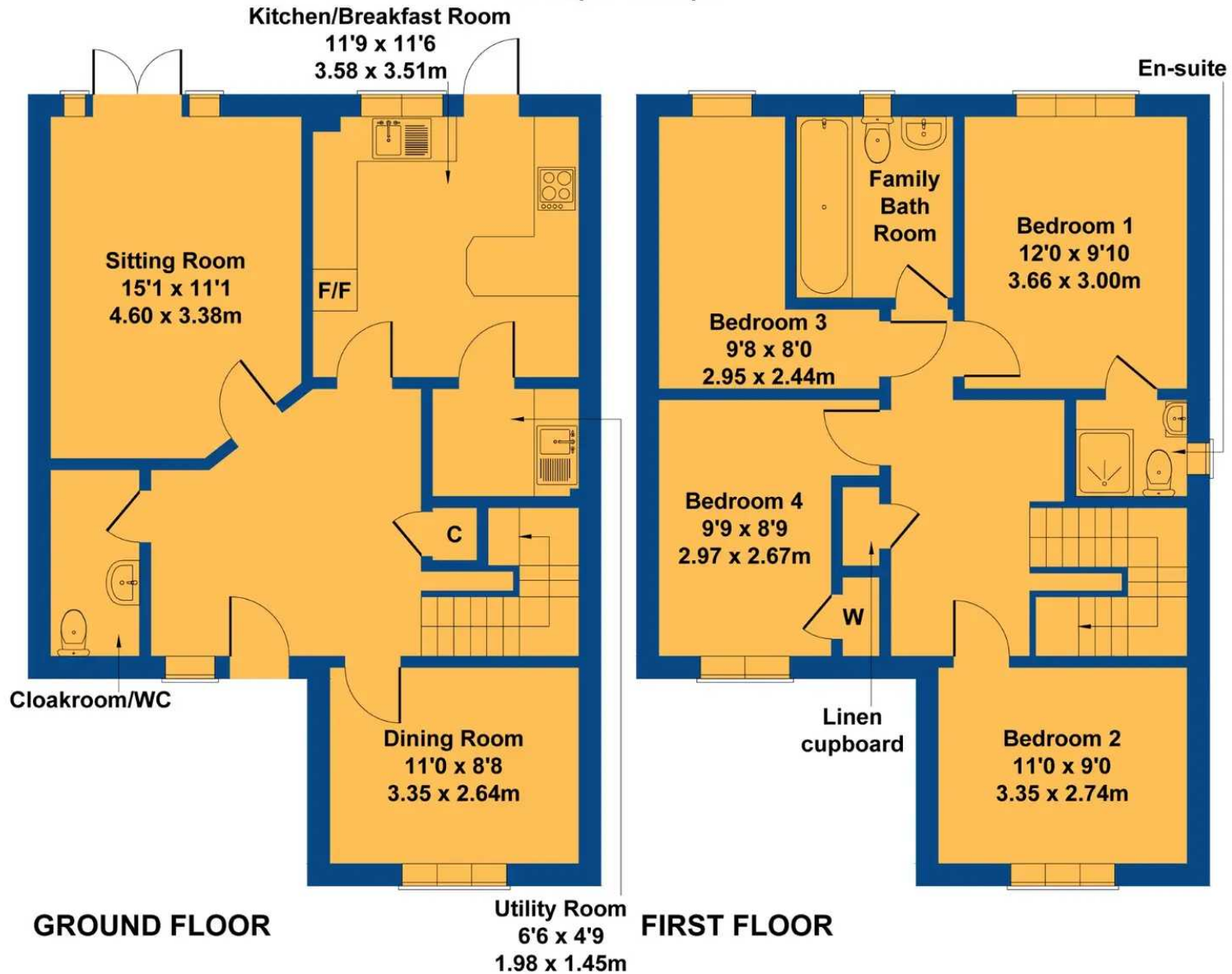
Front - open plan garden area. Path leading to tiled entrance canopy with outdoor light. Timber gate to side providing access to rear garden. Driveway to the side providing ample off road parking. Garage - up and over door. Rear Garden - an enclosed private garden laid to lawn with greenhouse and shed. Washing line.





29 Cwrt Syr Dafydd

Approximate Gross Internal Area
1313 sq ft - 122 sq m



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



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