

13 Tennyson Way, Llantwit Major
£399,950



13 Tennyson Way

Llantwit Major, Llantwit Major

Situated in a quiet close lies this extended detached family home, on one of the most popular mature developments in Llantwit Major within easy reach...

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- EXTENDED DETACHED HOME.
- LOG BURNER. NEW CONSERVATORY. EPC D62.
- 4 BEDS. 3 RECPS. EN-SUITE.
- CLOAKROOM/WC. GARAGE.
- DRIVEWAY. QUIET LOCATION.
- SUPERB FAMILY LIVING SPACE.





GROUND FLOOR

Entrance Hallway

UPVC opaque glazed front entrance door. Ceramic floor tiles. Doors to sitting room and cloakroom/WC.

Cloakroom/WC

UPVC opaque window to front. Low level WC. Radiator. Corner wash hand basin. Ceramic floor tiles.

Sitting Room

Dimensions: 16' 5" x 13' 3" (5.00m x 4.04m). UPVC window to front. Radiators. Stairs to first floor. Fireplace with log burner. Door to dining room.

Dining Room

Dimensions: 12' 10" x 9' 11" (3.91m x 3.02m). Radiators. Opening to reception room 3 and rear hallway.

Reception Room 3

Dimensions: 9' 7" x 13' 1" (2.92m x 3.98m). Radiator. Velux to rear. Wood effect flooring. Patio doors to conservatory.

Conservatory

Dimensions: 10' 11" x 12' 8" (3.32m x 3.86m). UPVC French doors to rear. Radiator. Wood effect flooring.

Rear Hallway

Glazed doors to study and utility room. Under stairs cupboard. Ceramic floor tiles.

Study

Dimensions: 8' 8" x 8' 0" (2.64m x 2.44m). UPVC window to side. Radiator.





Utility Room

Dimensions: 12' 4" x 4' 1" (3.76m x 1.24m). Radiator. Ceramic floor tiles. Space for white goods. Work surface and eye level cupboards. Opening to kitchen.

FIRST FLOOR

Landing

Loft access. Airing cupboard with hot water tank. Doors to bedrooms and family bathroom.

Family Bathroom

Dimensions: 8' 3" x 5' 7" (2.51m x 1.70m). UPVC opaque window to rear. Panelled bath with mixer tap. Vertical radiator. Ceramic wall tiles. Vinyl floor covering. Low level WC. Wash hand basin with mixer tap.

Bedroom One

Dimensions: 9' 10" x 9' 11" (2.99m x 3.02m). UPVC window to rear. Radiator. Wood effect flooring. Door to en-suite shower. Built in wardrobe.

En-suite Shower

Dimensions: 6' 9" x 5' 7" (2.06m x 1.70m). UPVC opaque window to rear. Low level WC. Radiator. Wash hand basin. Ceramic floor tiles. Vinyl floor covering. Shower enclosure with electric mixer shower over.

Bedroom Two

Dimensions: 9' 6" x 12' 0" (2.89m x 3.65m). UPVC window to front. Radiator. Wood effect flooring.

Bedroom Three

Dimensions: 13' 5" x 8' 2" (4.09m x 2.49m). Velux to rear. radiator. Built in storage in eaves. Built in wardrobe. Wood effect flooring.

Bedroom Four

Dimensions: 9' 1" x 7' 1" (2.77m x 2.16m). UPVC window to front. radiator. Over stairs storage.





OUTSIDE

Front

Double driveway. Open plan garden laid to lawn.

Garage

Dimensions: 8' 4" x 17' 11" (2.54m x 5.46m). Power and lighting. Up and over door. Wall mounted gas boiler providing the central heating and hot water.

Rear Garden

Dimensions: 51' 0" x 37' 0" (15.53m x 11.27m). An enclosed terraced garden with low maintenance areas of decking, paving and block paviour - providing a range of areas for table and chairs and BBQs etc. Water tap. Gate to side. Potting shed. Built in BBQ.





GARAGE

Single Garage

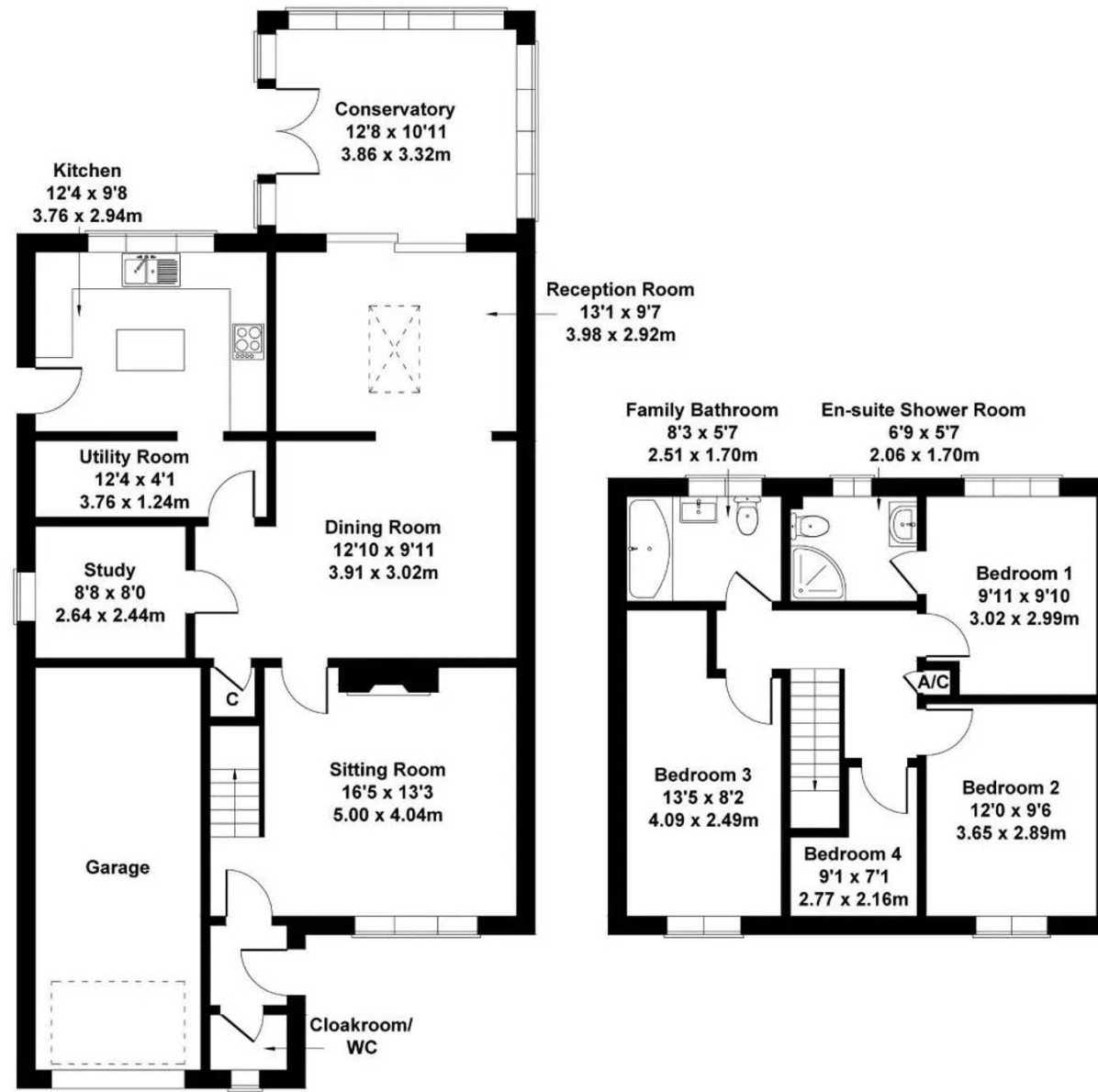
Driveway to front.





13 Tennyson Way

Approximate Gross Internal Area
1733 sq ft - 161 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street - CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.