

Heddfa The Drangway, Llantwit Major  
£675,000





## Heddfa The Drangway

Llantwit Major, Llantwit Major

Superb four double bedroom detached dormer bungalow offering flexible living space, with an impressive garden room, located in a quiet tucked away position. Heddfa with its sought after location, is within walking distance of local shops, schools, amenities, and Heritage coastline with its stunning beaches. The property comprises entrance porch, entrance hallway, sitting room, bedroom 1, family bathroom, kitchen, breakfast room, dining room/bedroom 4, and utility room. To the first floor are two further double bedrooms each with their own en-suite shower rooms. Outside separate from the house there is the garden room with WC and store room, offering an excellent area to sit and enjoy the sunny garden (with potential to be used as an annex subject to planning, or as an office for example). Gardens to the front rear and side are all well maintained with pergola, mature shrubs, and trees, summerhouse and workshop. The detached double garage and excellent driveway offer exceptional off road parking. The property enjoys gas central heating with a combination boiler, cavity wall insulation, and UPVC windows and doors, with French doors where indicated. Such a property is rarely available, and viewings are highly recommended to fully appreciate the high standard of presentation throughout, living space and mature location. Tenure: Freehold EPC Energy Efficiency Rating: D



- DETACHED DORMER BUNGALOW.
- 4 BEDROOMS. 2 EN-SUITES. EPC D60.





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Llantwit Major, Llantwit Major

- DETACHED DORMER BUNGALOW.
- 4 BEDROOMS. 2 EN-SUITES. EPC D60.
- UPVC. GCH COMBI. SUMMERHOUSE.
- DOUBLE GARAGE. DRIVEWAY.
- RARELY AVAILABLE.
- GARDEN ROOM. UTILITY.





## GROUND FLOOR

### Entrance Porch

UPVC opaque glazed front entrance door. UPVC window to side. Vinyl floor covering. Storage cupboard. UPVC glazed door to entrance hallway, with UPVC glazed side panels.

### Entrance Hallway

Radiators. Stairs to first floor. Doors to sitting room, Bedroom 1, family bathroom, kitchen, breakfast room and dining room/bedroom 4. Radiator. Airing cupboard with storage and wall mounted Worcester combination boiler providing the central heating and hot water. Storage cupboard.

### Sitting Room

Dimensions: 15' 5" x 19' 5" (4.70m x 5.91m). UPVC bay window to front. Radiators. Marble fireplace with electric pebble effect fire.

### Bedroom 1

Dimensions: 12' 0" x 13' 2" (3.65m x 4.01m). UPVC window to front. Radiator. Built in wardrobe.

### Dining Room/Bedroom 4

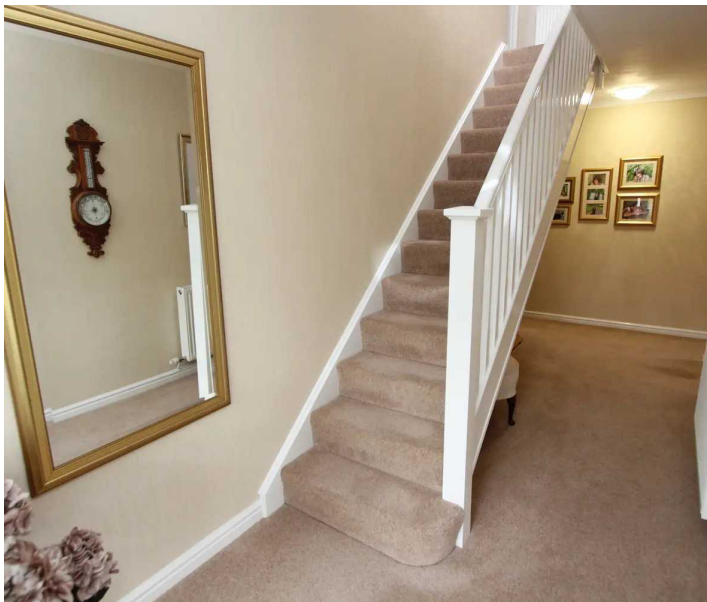
Dimensions: 10' 1" x 11' 5" (3.07m x 3.48m). UPVC window to side. Radiator. Storage cupboard.

### Family Bathroom

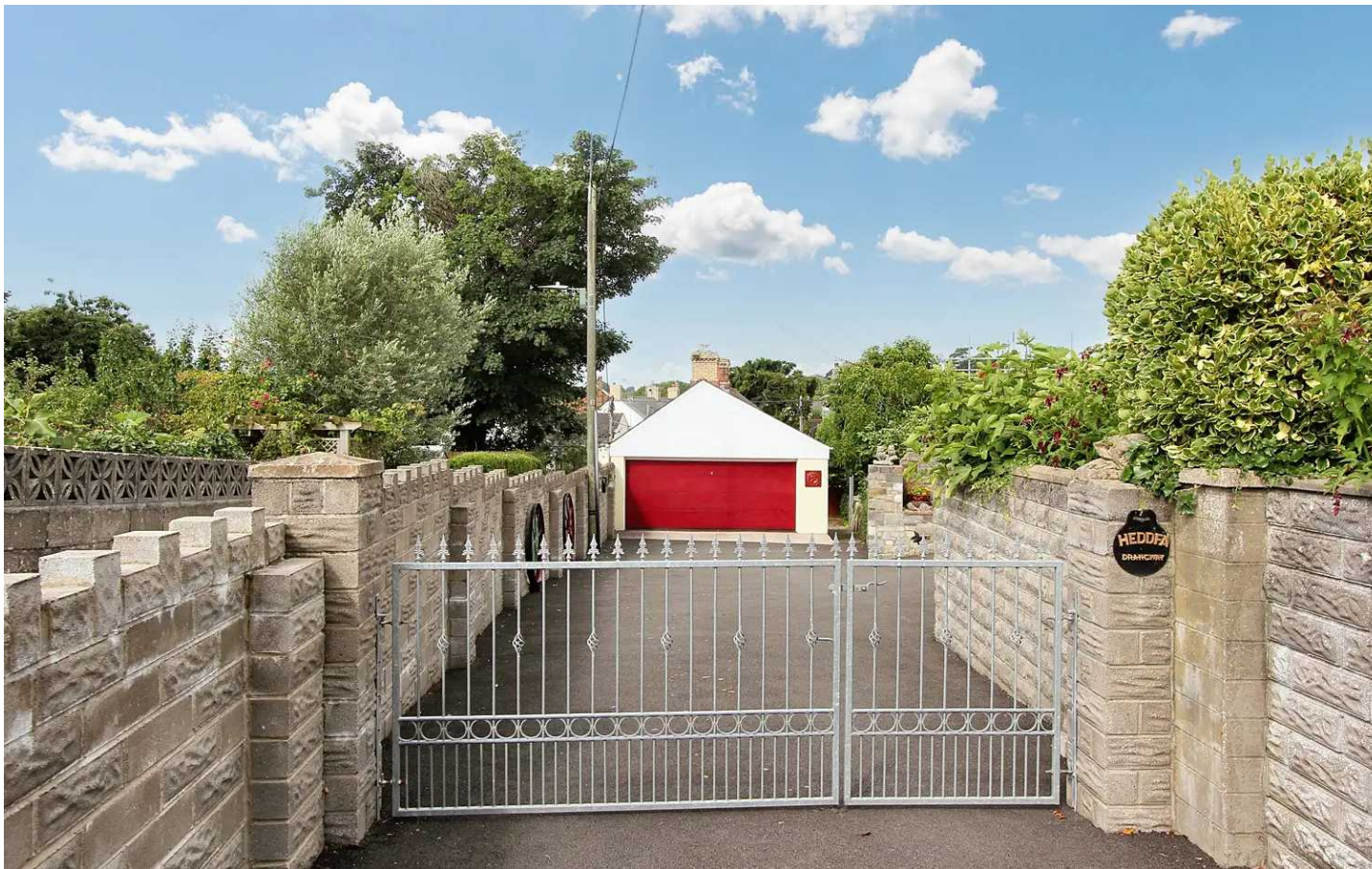
Dimensions: 8' 7" x 9' 5" (2.61m x 2.87m). UPVC opaque window to side. Low level WC. Bidet. Wash hand basin. Shower enclosure with mixer shower. Panelled bath. Vinyl floor tiles. Vertical radiator. Partially tiled walls. Down lighting.

### Breakfast Room

Dimensions: 15' 0" x 10' 11" (4.57m x 3.32m). Radiators. UPVC French doors to side.







### **Kitchen**

Dimensions: 14' 11" x 12' 5" (4.54m x 3.78m). UPVC window to rear. Down lighting. Door to utility. Opening to breakfast room. Vinyl floor tiles. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl sink with mixer tap. Neff induction hob with hood. Electric eye level oven and grill. Integrated dish washer and fridge. Under cupboard lighting. Partially tiled walls.

### **Utility Room**

Dimensions: 7' 1" x 9' 0" (2.16m x 2.74m). UPVC opaque glazed door to side. Radiator. Fitted base with work surface over. Eye level units. Inset sink with mixer tap. UPVC windows to rear. Partially tiled walls. Vinyl floor covering.

### **FIRST FLOOR**

#### **Landing**

Radiator. Loft access. UPVC window to side. Built in wardrobe. Doors to bedrooms.

#### **Bedroom 3**

Dimensions: 16' 3" x 12' 2" (4.95m x 3.71m). UPVC window to front. Built in storage cupboards in eaves. Door to en-suite.

#### **En-Suite**

Dimensions: 5' 2" x 10' 7" (1.57m x 3.22m). UPVC opaque window to side. Vertical radiator. Wash hand basin with mixer tap. Partially tiled walls. Low level WC. Vinyl floor covering. Shower enclosure with mixer shower.

#### **Bedroom 2**

Dimensions: 18' 3" x 12' 5" (4.90m x 3.78m). UPVC window to rear. Radiator. Built in wardrobe. Built in storage cupboards in eaves. Door to en-suite.







### **En-Suite**

Dimensions: 4' 7" x 10' 4" (1.40m x 3.15m). UPVC opaque window to side. Shower enclosure with mixer shower. Ceramic wall tiles. Wash hand basin with mixer tap. Vertical radiator. Low level WC. Vinyl floor covering.

### **OUTSIDE**

#### **Front Garden**

Low maintenance. Mature shrubs.

#### **Driveway**

An impressive gated driveway providing super off road parking. Path reading to access gate on Colhugh Street.

#### **Extended Double Garage**

Electric garage door. Power and lighting.

#### **External Garden Room**

Dimensions: 19' 1" x 18' 0" (5.81m x 5.48m). UPVC opaque door to front. UPVC sliding patio door to rear. Wood effect flooring. Storage cupboard. Door to WC. Potential for conversion to a separate annex subject to the usual consent.

#### **WC**

Low level WC. Corner wash hand basin. UPVC opaque window to front.

#### **Side**

Paved areas. Pergola. Enclosed. Summer house. Low maintenance gravel area.

#### **Rear Garden**

An enclosed garden laid to lawn. Water tap. Shed/workshop with power and lighting. Outdoor electrics. Low maintenance paved areas.

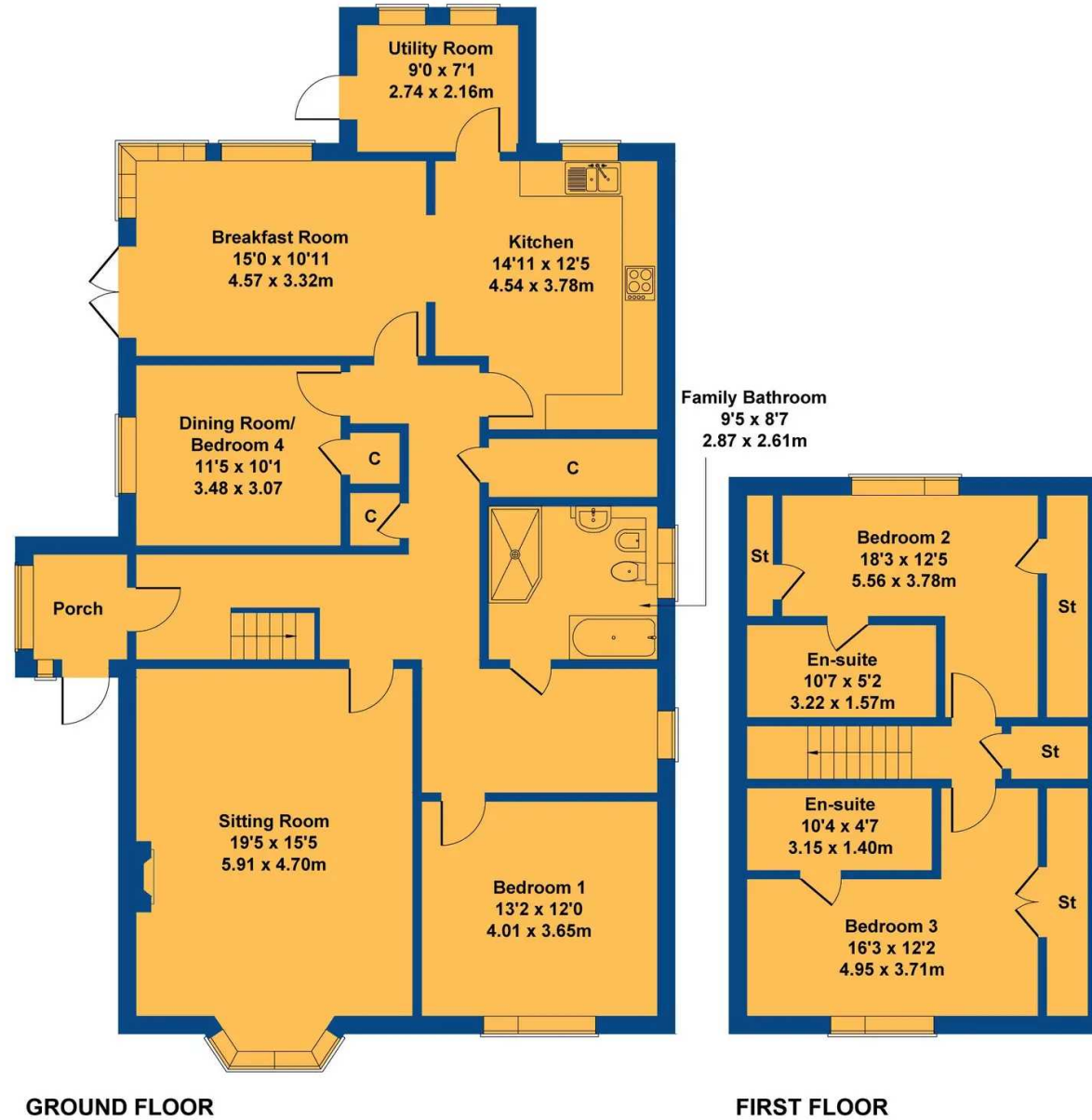






# Heddfa

Approximate Gross Internal Area  
2056 sq ft - 191 sq m



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





## Chris Davies Estate Agents

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