

42 Wimbourne Close, Llantwit Major  
£349,950



## 42 Wimbourne Close

Llantwit Major, Llantwit Major

In one of the most SOUGHT AFTER locations of Llantwit Major, a superb opportunity has arisen to acquire a very well presented semi detached family house with a TWO STOREY EXTENSION to the side and conservatory. 42 Wimbourne Close is walking distance from the Heritage Coastline, and within easy reach of local shops, schools, amenities and train station. The property briefly comprises entrance porch and hallway, sitting room, kitchen/diner, conservatory, and cloakroom to the ground floor. To the first floor are four bedrooms and a shower room. Outside there is a garden to the front with driveway and garage, and to the rear has a sunny aspect. The property enjoys UPVC windows and doors and gas central heating with a combination boiler providing the central heating and hot water. Viewings are highly recommended to fully appreciate the location with the beach only a mile away. Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: C EPC Environmental Impact Rating:

- EXTENDED SEMI DETACHED HOME.
- 4 BEDROOMS. EPC C69.
- CLOAKROOM/WC.
- CONSERVATORY.
- GARAGE. DRIVEWAY.
- GCH COMBI. UPVC.
- SOUGHT AFTER LOCATION.





## GROUND FLOOR

### Entrance Porch

Opaque glazed front entrance composite door. UPVC opaque window to front. Opening to hallway.

### Hallway

Stairs to first floor. Radiator. French doors to sitting room.

### Sitting Room

12' 5" x 13' 7" (3.78m x 4.14m)

UPVC window to front. Radiator. Wood effect flooring. Opening to kitchen/diner. Under stairs cupboard.

### Kitchen/Diner

24' 1" x 10' 5" (7.34m x 3.18m)

UPVC French doors to conservatory. Wood effect flooring. Space for dining room table and chairs. Fully fitted kitchen comprising eye level units base units with drawers and solid Quartz work surfaces over. Inset sink with mixer tap. Down lighting. Induction hob with hood. Inset sink with mixer tap. integrated dish washer. Eye level oven. Space for fridge freezer. Vertical radiator. UPVC glazed door to rear. Door to cloakroom/WC.

### Cloakroom/WC

4' 3" x 2' 4" (1.30m x 0.71m)

Vertical radiator. Low level WC. Ceramic wall tiles. Down lighting. Wood effect flooring. Wash hand basin with mixer tap.

### Conservatory

11' 1" x 18' 5" (3.38m x 5.61m)

UPVC French doors to rear. Electric radiator. Lighting.





## FIRST FLOOR

### Landing

Doors to bedrooms and shower room. Loft access.

### Bedroom 1

13' 8" x 15' 11" (4.17m x 4.85m)

UPVC windows to front. Radiators. Built in cupboard. Wardrobe.

### Bedroom 2

9' 3" x 9' 0" (2.82m x 2.74m)

UPVC window to rear. Radiator. Built in cupboard.

### Bedroom 3

15' 3" x 7' 4" (4.65m x 2.24m)

UPVC window to front. Radiator.

### Bedroom 4

9' 3" x 7' 5" (2.82m x 2.26m)

UPVC window to rear. Radiator. Wood effect flooring.

### Shower Room

6' 2" x 6' 1" (1.88m x 1.85m)

UPVC opaque window to rear. Low level WC. Wash hand basin with mixer tap. Ceramic wall tiles. Shower enclosure with mixer shower. Down lighting. Wood effect flooring.





## **GARDEN**

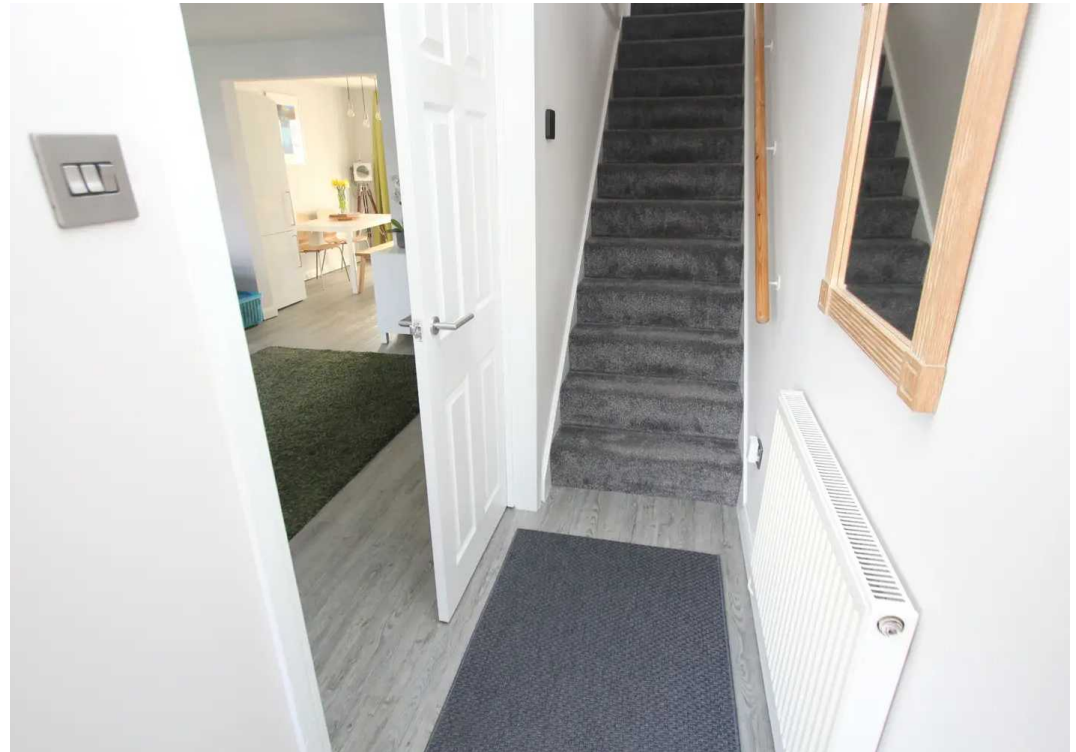
Front - An open plan garden laid to lawn. Rear Garden - enclosed and sunny southerly aspect. Low maintenance paving. Raised bed.

## **GARAGE**

Single Garage

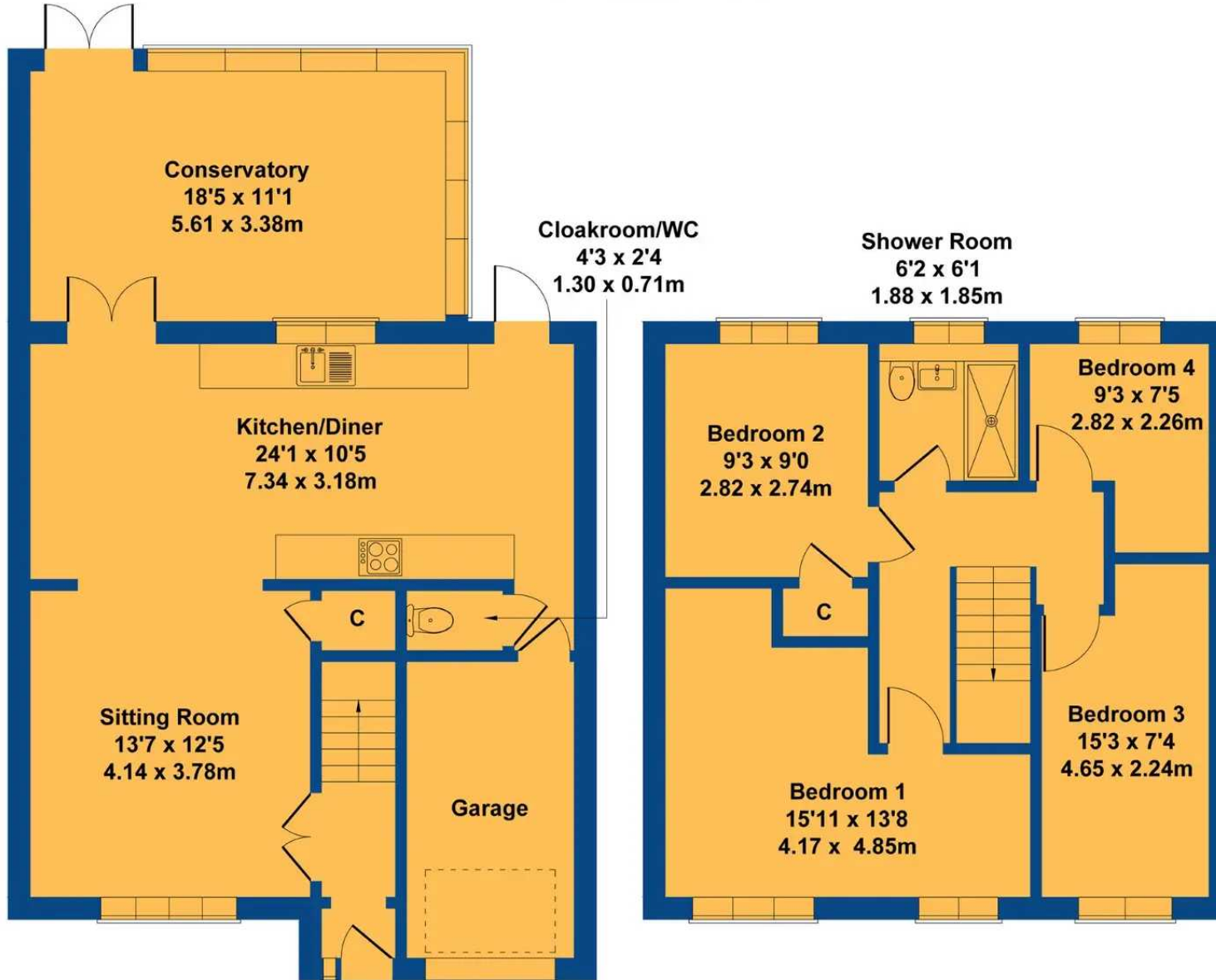
Driveway for 1 car.





# 42 Wimbourne Close

Approximate Gross Internal Area  
1432 sq ft - 133 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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