



Chris Davies
residential sales & lettings

4 Voss Park Close, Llantwit Major
£430,000



4 Voss Park Close

Llantwit Major, Llantwit Major

A superb opportunity to acquire an EXTENDED DETACHED FAMILY HOME in excellent condition throughout, fully modernised by the current owners. Voss Park Close is a mature well regarded location of Llantwit Major, Vale of Glamorgan, within walking distance of local shops, schools and amenities and withing easy reach of the Heritage Coastline and beaches. The property comprises entrance hallway, cloakroom/WC, sitting room with LOG BURNER, kitchen with solid granite work tops, impressive reception room two/dining room with bi-fold doors and log burner, and utility room to the ground floor. To the first floor are three well proportioned bedrooms and a family bathroom with separate shower enclosure. Outside there are gardens to the front and rear, with driveway for 3 cars and large integral garage (1 ½). 4 Voss Park Close enjoys gas central heating with a replacement Vaillant combination boiler, UPVC windows, and NO FORWARD CHAIN. Viewings are highly recommended to fully appreciate the quiet location, presentation and living space to the ground floor.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



4 Voss Park Close

Llantwit Major, Llantwit Major

- DETACHED FAMILY HOME.
- 3 BEDROOMS.
- 2 RECEPTION ROOMS.
- UTILITY ROOM. NO CHAIN.
- GCH COMBI. UPVC.
- LARGE INTEGRAL GARAGE.
- IMPRESSIVE EXTENSION.
- LOG BURNERS.





Entrance Hallway

Glazed front entrance door. Ceramic floor tiles. Stairs to first floor. Door to cloakroom/WC, sitting room and kitchen. Down lighting. Radiator. Under stairs cupboard.

Cloakroom/WC Low level WC. Vertical radiator. Ceramic wall and floor tiles. UPVC opaque window to front. Wash hand basin with mixer tap.

Sitting Room 12' 4" x 16' 4" (3.76m x 4.98m)
UPVC window to front. Vertical radiator. Log burner.

Kitchen

23' 8" x 8' 10" (7.21m x 2.69m) Opening to reception room two/dining room. Ceramic floor tiles. Down lighting. American style fridge freezer. Vertical radiators. Built in shelving. Eye level oven. Integrated dishwasher. Stainless steel sink with mixer tap. Neff hob with hood. Door to utility room. Fully fitted kitchen comprising eye level units base units with solid granite work surfaces over. Breakfast bar with lighting.

Reception Room 2/Dining Room

21' 5" x 15' 7" (6.53m x 4.75m)
Bi fold doors to rear. Log burner. Wood effect flooring. Velux's. Radiator.



Utility 11' 5" x 5' 5" (3.48m x 1.65m)
Radiator. Stainless steel sink with mixer tap. Ceramic floor tiles. UPVC opaque glazed door to rear. UPVC door to garage.

FIRST FLOOR

Landing Doors to bedrooms and bathroom. UPVC window to front. Loft access.

Bedroom 1 11' 1" x 12' 7" (3.38m x 3.84m)
UPVC window to front. Radiator.



Bedroom 2

9' 3" x 13' 11" (2.82m x 4.24m)

UPVC window to rear. Radiator. Airing cupboard with wall mounted combination boiler (newly fitted) providing the hot water and central heating.

Bedroom 3

9' 1" x 9' 1" (2.77m x 2.77m)

UPVC window to front. Radiator.





GARDEN

Front Garden - open plan garden area laid to lawn.
Rear Garden - enclosed, laid to lawn with seating areas. Gate to side providing access from the front.

DRIVEWAY

3 Parking Spaces

Block paviour driveway for three cars. GARAGE Large Integral Garage.(size = 1 1/2) 3.51m x 5.11m (11.06' x 16.09')





4 Voss Park Close

Approximate Gross Internal Area
1389 sq ft - 150 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.





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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.