





9 West Acre

Llanmaes, Llantwit Major

NO FORWARD CHAIN. Rarely available (only three of its style were built) stands this architect designed well presented detached and spacious bungalow, located in the heart of the sought after village of Llanmaes, Vale of Glamorgan. The property comprises, entrance hallway, sitting room with patio doors, cloakroom/WC, dining room (with study to the first floor), kitchen, utility room, three double bedrooms, family bathroom and en-suite to the master bedroom. Outside to the front is an impressive driveway providing ample off road parking and garage, and to the front and rear there are level private gardens. The property enjoys gas central heating, log burner, Fisher and Paykel cooker, and double glazed windows. Llanmaes is within easy reach of the Heritage Coastline and beach, and also the towns of Llantwit Major and Cowbridge, with their shops, well regarded schools and amenities. A unique opportunity to acquire an impressive spacious property offering flexible living space. Viewings are highly recommended to fully appreciate the space provided and village location. Please note there is potential for an extension to the rear of the bedrooms to allow for a further two en-suites should this be desired, subject to the usual possible consents. EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D





9 West Acre

Llanmaes, Llantwit Major

- EPC D66. DETACHED BUNGALOW.
- ARCHITECT DESIGNED.
- 3 DOUBLE BEDROOMS.
- EN-SUITE. UTILITY ROOM.
- DRIVEWAY. GARAGE.
- 2 RECEPTION ROOMS.
- GCH. DOUBLE GLAZING.
- NO FORWARD CHAIN.





Entrance Hallway

Front entrance door. Radiator. Wood effect flooring. Glazed door to rear. Built in storage. Doors to sitting room, cloakroom/WC and dining room.

Sitting Room

14' 1" x 23' 2" (4.29m x 7.06m)
Radiator. Wood effect flooring. Log burner. Double glazed window to front. Patio door to rear. Radiators.

Cloakroom/WC

6' 4" x 6' 5" (1.93m x 1.96m)
Low level WC. Radiators. Wash hand basin. Ceramic floor tiles.

Dining Room

14' 7" x 11' 10" (4.45m x 3.61m)
Double glazed window to side. Radiator. Wood effect flooring. Doors to inner hallway and kitchen. Stairs to office.

Office

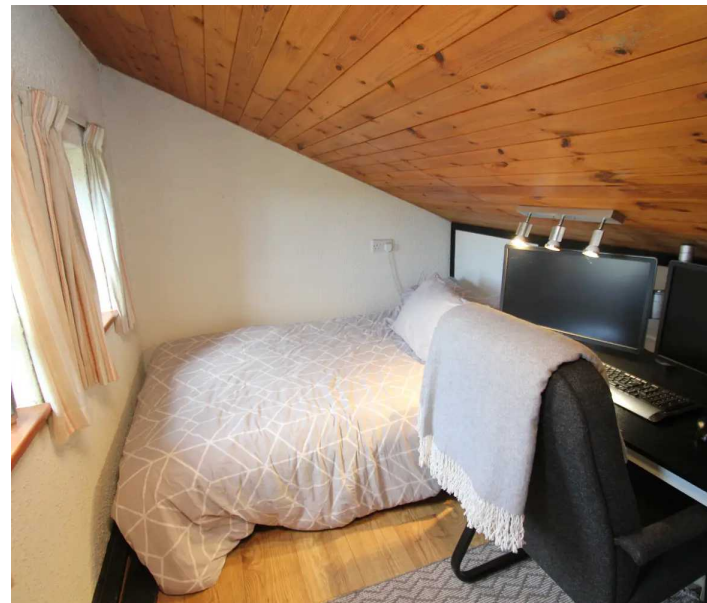
6' 11" x 11' 9" (2.11m x 3.58m) Double glazed window to side. Attic storage. Wood effect flooring.

Kitchen

10' 7" x 14' 7" (3.23m x 4.45m) Double glazed window to side and front. Down lighting. Tiled flooring. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset 2 bowl stainless steel sink with mixer tap. Space for dishwasher and fridge. Wine cooler. Six burner Fisher and Paykel cooker with hood. Radiator. Door to utility room.

Utility Room

14' 8" x 8' 7" (4.47m x 2.62m) Double glazed window to front and side. Base units with work surfaces over. Space for white goods. Inset stainless steel sink with mixer tap. Tiled flooring. Down lighting. Door to front. Linen cupboard and hot water tank. Radiator. Loft access. Floor standing gas boiler.





Inner Hallway

Doors to family bathroom and bedrooms. Double glazed window to rear. Radiator.

Family Bathroom

9' 4" x 10' 5" (2.84m x 3.18m)

Opaque glazed window to rear. Low level WC. Bidet. Bath. Ceramic wall tiles. Vinyl floor covering. Shower enclosure with electric mixer shower. Wash hand basin.

Bedroom 1

13' 2" x 14' 7" (4.01m x 4.45m)

Double glazed window to rear. Radiator. Built in wardrobe. Wood effect flooring. Door to en-suite.

En-suite

5' 5" x 5' 9" (1.65m x 1.75m)

Low level WC. Wash hand basin. Radiator. Double glazed window to rear. Shower enclosure with mixer shower.

Bedroom 2

9' 6" x 11' 5" (2.90m x 3.48m)

Radiator. Double glazed window to side. Wood effect flooring.

Bedroom 3

9' 5" x 11' 4" (2.87m x 3.45m)

Radiator. Double glazed window to side. Wood effect flooring. Built in wardrobes.





GARDEN

Front garden - laid to lawn. enclosed. Rear garden - laid to lawn. enclosed. Paved areas for table and chairs etc. Additional areas to the side.

GARAGE

Single Garage

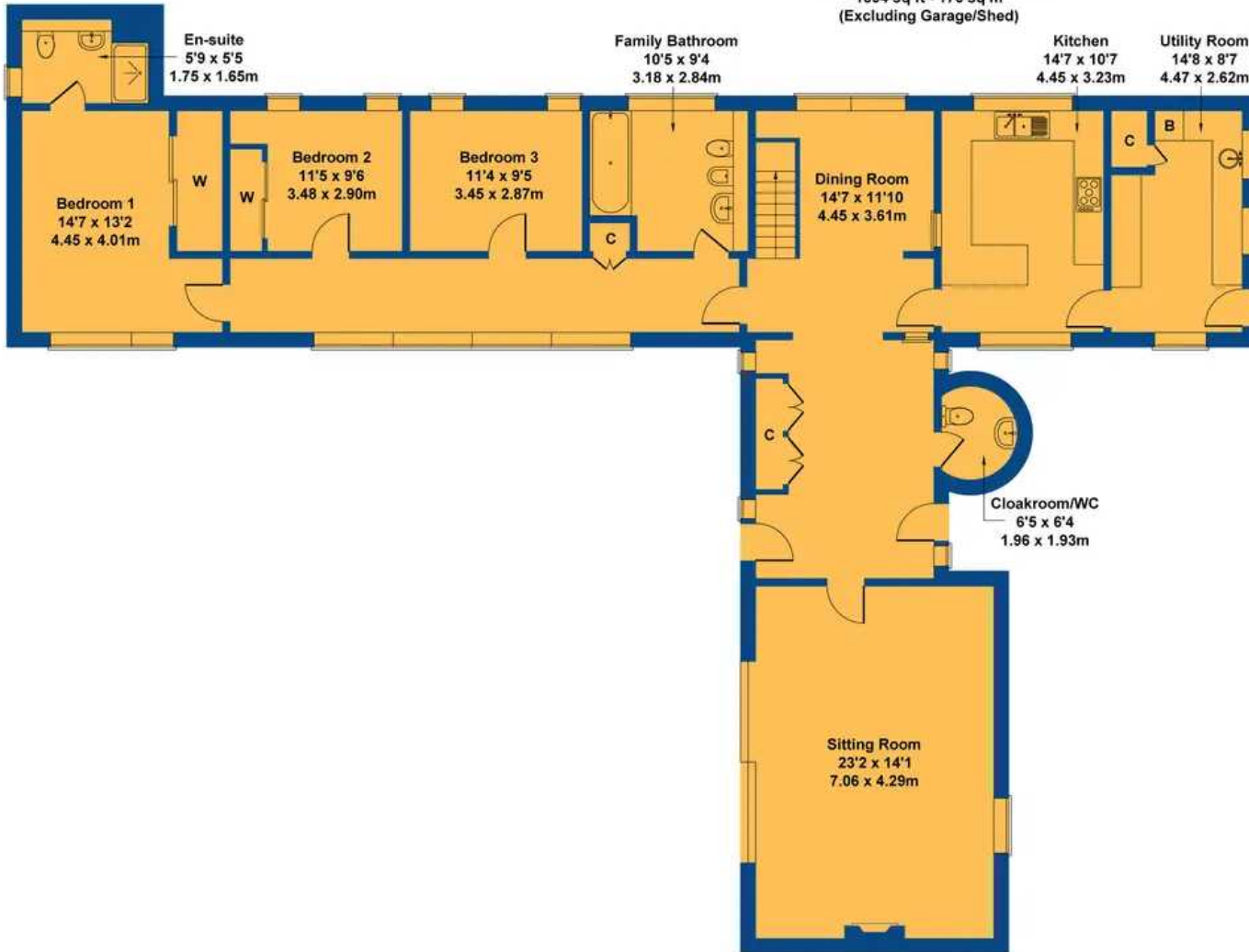
An impressive driveway providing ample off road parking and also a car port. The garage has an up and over door. Water tap Log store. Paved area.



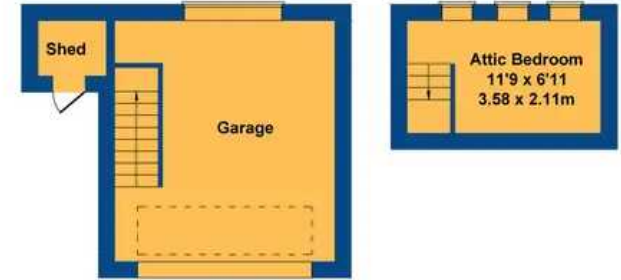


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Approximate Gross Internal Area
1894 sq ft - 176 sq m
(Excluding Garage/Shed)



GROUND FLOOR



FIRST FLOOR

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



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