







## 20 Cwrt Syr Dafydd

Llantwit Major, Llantwit Major

Located in one of the most sought after locations on this popular development, this family home is located in Pentre Cwrt, Llantwit Major, Vale of Glamorgan, within a cul-de-sac of similar detached properties. Briefly the accommodation comprises entrance hallway with cloakroom/WC, sitting room, dining room, kitchen/breakfast room and utility room. The first floor offers four bedrooms, a main bathroom and an en-suite shower room to the master bedroom. Externally, the property has a driveway for two cars, detached garage, front and rear gardens. This property has UPVC windows and gas central heating with a combination boiler. Viewings are recommended to fully appreciate the quiet location, family living space, and gardens.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- DETACHED FAMILY HOME.
- 4 BEDROOMS. EPC C70.
- EN-SUITE. UTILITY ROOM.
- GCH COMBI. UPVC.
- GARAGE. DRIVEWAY. GARDENS.
- NO FORWARD CHAIN.





### **Entrance Hall**

Half opaque glazed front door. Vinyl flooring. Radiator. Doors to Cloakroom, Sitting Room, Dining room and Kitchen/Breakfast Room. Under stairs cupboard. Stairs to first floor.

### **Cloakroom**

5' 2" x 3' 3" (1.57m x 0.99m)

Pvcu window to front. Low level wc, wash-hand basin, radiator, vinyl flooring. Door to entrance hall.

### **Dining Room**

11' 2" x 8' 8" (3.40m x 2.64m)

Pvcu window to front. Radiator. Vinyl flooring. Door to entrance hall.

### **Sitting Room**

15' 9" x 11' 0" (4.80m x 3.35m)

Pvcu patio doors leading to rear garden. Vinyl flooring. Radiator. Viking wood burner with hearth.

### **Kitchen/Breakfast Room**

11' 0" x 11' 0" (3.35m x 3.35m)

Pvcu window to rear. Half glazed pvcu door to rear garden. Radiator. Vinyl flooring. Fitted with a range of base and wall units, inset sink with drainer. Gas hob and electric oven with extractor fan over. Tiled splashbacks. Laminate worksurface. Breakfast bar. Doors to utility room and entrance hall.

### **Utility room**

6' 0" x 4' 0" (1.83m x 1.22m)

Pvcu window to side. Baxi boiler. Vinyl flooring. Sink and drainer with storage cupboard underneath. Space for washing machine and tumble dryer or dishwasher

### **Landing**

13' 0" x 2' 0" (3.96m x 0.61m)

Doors to four bedrooms and bathroom. Stairs to ground floor. Airing cupboard. Radiator. Carpet flooring.



**Master Bedroom**

12' 0" x 9' 10" (3.66m x 3.00m)

Pvcu window to rear. Radiator. Fitted wardrobe. Doors to en-suite and landing.

**En-suite bathroom**

5' 0" x 4' 0" (1.52m x 1.22m)

Pvcu window to side. Radiator. Vinyl flooring. Fitted with Shower cubicle, wash-hand basin and low-level w.c.

**Bedroom Two**

11' 0" x 8' 0" (3.35m x 2.44m)

Pvcu window to front. Fitted wardrobe. Radiator. Carpeted flooring.

**Bedroom Three**

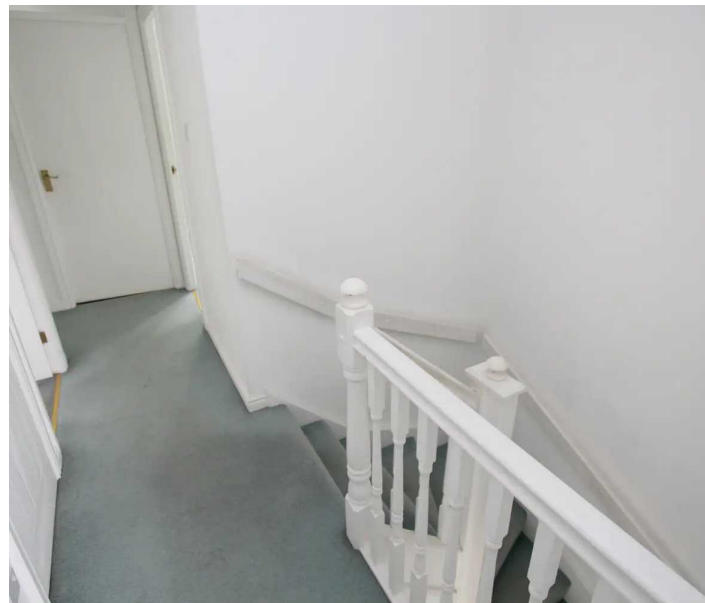
9' 0" x 7' 11" (2.74m x 2.41m)

Pvcu window to front. Fitted wardrobe. Radiator. Carpeted flooring.

**Bedroom Four / Office**

8' 0" x 6' 0" (2.44m x 1.83m)

Pvcu window to rear. Radiator. Carpeted flooring.







### **FRONT GARDEN**

Driveway to garage. Path to side door. Mainly laid to lawn.

### **REAR GARDEN**

Mainly laid to lawn with two decked areas for seating. Patio slab bath leading to wooden gates to front and side. Wooden storage shed. Screened by trees to the rear.

### **GARAGE**

Single Garage

16'4 x 8'9 Concrete floor. Block walls. Up and over door. Power and electric

### **DRIVEWAY**

2 Parking Spaces

Parking for two cars







# 20 Cwrt Syr Dafydd

Approximate Gross Internal Area  
1227 sq ft - 114 sq m



GROUND FLOOR

FIRST FLOOR

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





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