





4 Windmill Lane

Llantwit Major, Llantwit Major

NO FORWARD CHAIN with this very well presented spacious SEMI DETACHED HOME with GARAGE which is located in a quiet mature and SOUGHT AFTER position of Llantwit Major, within walking distance of shops, schools, amenities and within easy reach of the Heritage Coastline and beaches. The property has been improved with a replacement kitchen (2024) and redecorated throughout. 4 Windmill Lane comprises entrance porch, entrance hallway, sitting room with 2024 electric fireplace, dining room, kitchen, rear porch and cloakroom/WC. To the first floor are three well proportioned bedrooms and a family bathroom. Outside to the front is a garden with a DRIVEWAY providing ample off road parking, with a garage to the rear and a SOUTHERLY GARDEN. The property enjoys UPVC double glazed windows and doors and gas central heating with a COMBINATION BOILER. The position of the property can only be fully appreciated by arranging a viewing. Furniture etc are available by separate negotiation.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

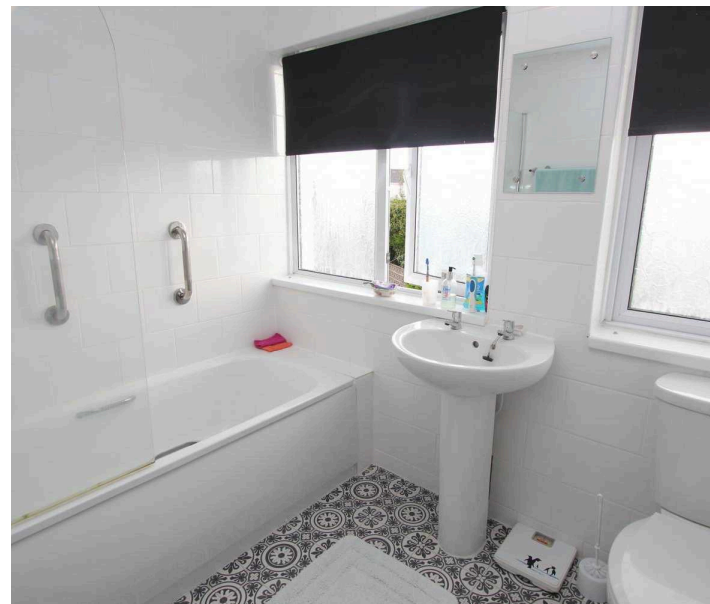




4 Windmill Lane

Llantwit Major, Llantwit Major

- UPVC. NO CHAIN. EPC C71.
- 2024 KITCHEN.
- SEMI DETACHED FAMILY HOME.
- 3 BEDROOMS. 2 RECPS.
- CLOAKS/WC. GCH COMBI.
- RARELY AVAILABLE.





GROUND FLOOR

Entrance Porch

Radiator. UPVC opaque windows to front. Opaque glazed door to entrance hallway.

Entrance Hallway

Radiator. Doors to sitting room and kitchen. Understairs cupboard.

Sitting Room

Dimensions: 15' 0" x 11' 6" (4.57m x 3.50m). UPVC window to front. Radiator. Electric fireplace. Door to dining room.

Dining Room

Dimensions: 9' 9" x 11' 10" (2.97m x 3.60m). UPVC french doors to rear. Radiator. Door to kitchen.

Kitchen

Dimensions: 9' 11" x 10' 10" (3.02m x 3.30m). UPVC window to rear. Door to rear porch. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Space for white goods. Inset one and a half bowl stainless steel sink with mixer tap. Inset electric hob with oven and hood. Door to rear porch. Wood effect flooring. Partially tiled walls.

Rear Porch

UPVC opaque doors to rear garden and driveway. Radiator. Door to cloakroom/WC.

Cloakroom/WC

Dimensions: 5' 1" x 2' 10" (1.55m x 0.86m). UPVC opaque window to rear. Radiator. Low level WC.





FIRST FLOOR

Landing

Dimensions: 7' 11" x 8' 1" (2.41m x 2.46m). UPVC window to side. Loft access. Doors to bedrooms and family bathroom.

Family Bathroom

Dimensions: 7' 10" x 6' 0" (2.39m x 1.83m). UPVC opaque windows to rear. Low level WC. Radiator. Pedestal wash hand-basin. Panelled bath with mixer shower attachment. Vinyl floor covering. Ceramic wall tiles.

Bedroom One

Dimensions: 12' 11" x 11' 6" (3.93m x 3.50m). UPVC window to front. Radiator. Built-in wardrobe.

Bedroom Two

Dimensions: 12' 11" x 10' 10" (3.93m x 3.30m). UPVC window to rear. Radiator. Airing cupboard containing the Worcester combination boiler providing the central heating and hot water.

Bedroom Three

Dimensions: 8' 9" x 8' 1" (2.66m x 2.46m). UPVC window to front. Radiator. Over-stairs cupboard.

OUTSIDE

Front

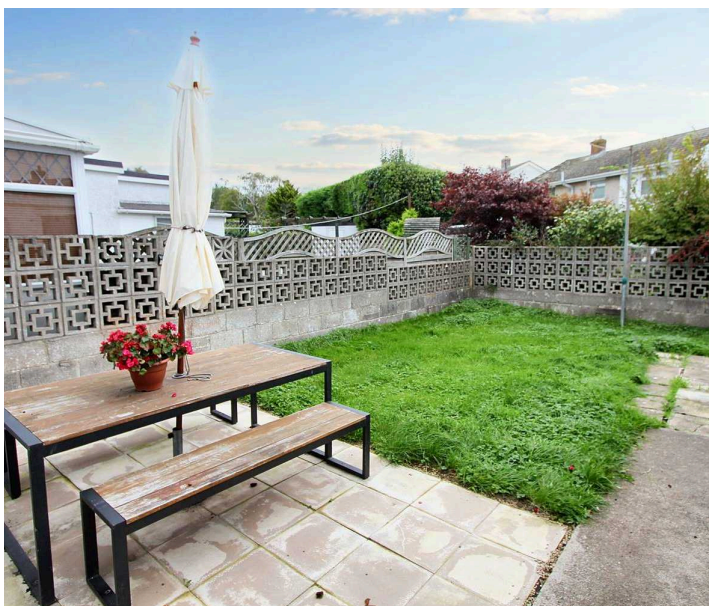
An enclosed garden laid to lawn. Driveway providing ample off road parking, with wrought iron gates.

Rear Garden

Dimensions: 34' deep x 30' wide max (10.36m x 9.14m). An enclosed southerly L shaped garden laid mainly to lawn. Door to garage.

Garage

Dimensions: 17' x 9' (5.18m x 2.74m). Power and lighting. Electric garage door.





GARDEN

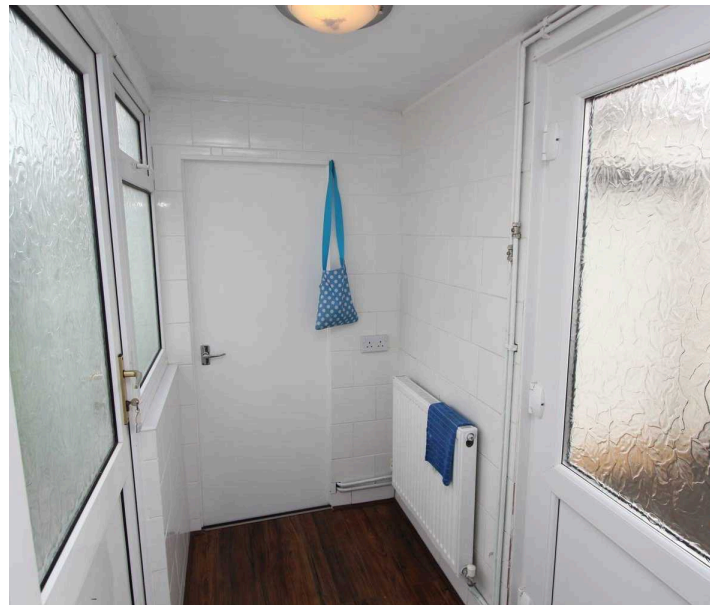
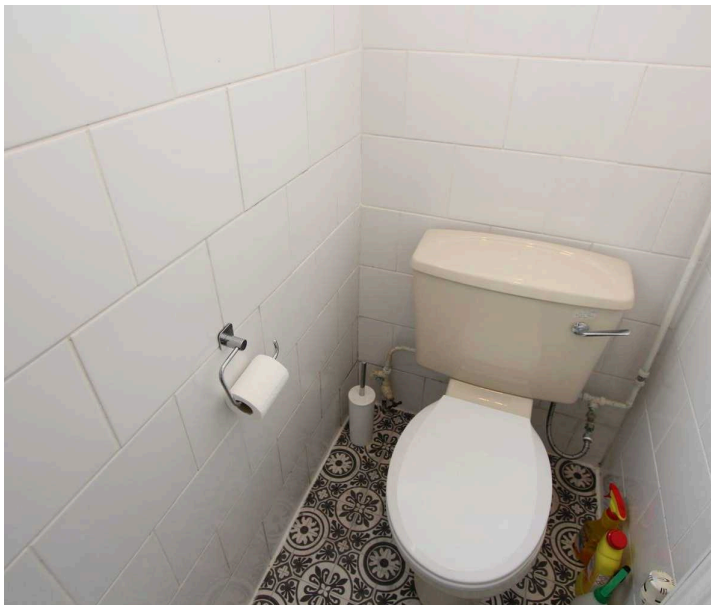
Front garden - laid to lawn. Rear Garden - Enclosed southerly sunny garden, laid to lawn with paved area for table and chairs etc.

GARAGE

Single Garage

DRIVEWAY

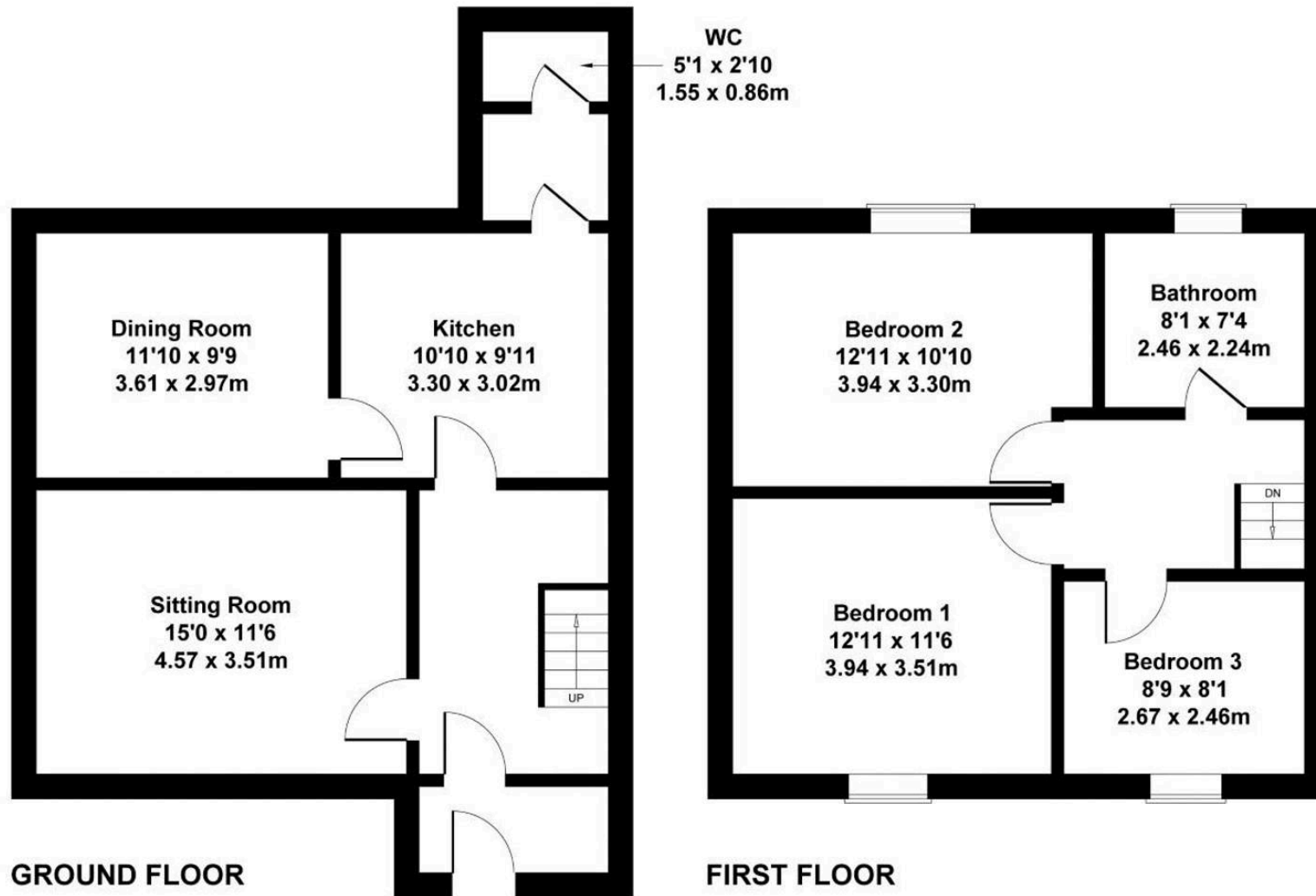
2 Parking Spaces





4 Windmill Lane

Approximate Gross Internal Area
1081 sq ft - 100 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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