

34 Voss Park Drive, Llantwit Major
£535,000



34 Voss Park Drive

Llantwit Major, Llantwit Major

A superb opportunity to acquire an EXTENDED DETACHED FAMILY HOME in excellent condition throughout and in the most sought after position on the close. 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, kitchen/breakfast room, rear porch, dining room, reception room 3/study/bedroom 6, and conservatory to the ground floor. To the first floor FIVE WELL PROPORTIONED DOUBLE BEDROOMS, with en-suite shower room to the master bedroom, and shower room. Outside there are gardens to the front and rear, with driveway for 3 cars and garage. 34 Voss Park Drive enjoys gas central heating with a Vaillant combination boiler, and UPVC windows. Viewings are highly recommended to fully appreciate the quiet location, presentation and living space to both floors. RARELY AVAILABLE.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





34 Voss Park Drive

Llantwit Major, Llantwit Major

- EXTENDED DETACHED FAMILY HOME.
- 5 BEDROOMS. EPC D68.
- 3 RECEPTION ROOMS.
- GARAGE. DRIVEWAY.
- SUPERB LOCATION.
- UPVC. GCH COMBI.
- CONSERVATORY.
- RARELY AVAILABLE.





GROUND FLOOR

Entrance Hallway

Opaque front entrance door. Stairs to first floor. Radiators. Wood effect flooring. Doors to cloakroom, kitchen/breakfast room and sitting room.

Cloakroom/WC

2' 7" x 6' 2" (0.79m x 1.88m)
 Low level WC. Corner wash hand basin with mixer tap. Vertical radiator (mains electric option in place also). UPVC opaque window to side. Ceramic wall and floor tiles. Down lighting.

Kitchen/Breakfast Room

11' 5" x 17' 3" (3.48m x 5.26m)
 UPVC window to side and rear. UPVC glazed door to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Breakfast bar area. Rangemaster gas cooker with 5 burner hob and extractor hood. Space for white goods. Built in dish washer. stainless steel sink with mixer tap. Tiled flooring. Door to dining room.

Rear Porch

UPVC glazed door to rear. Wash hand basin with mixer tap.

Dining Room

11' 4" x 14' 4" (3.45m x 4.37m)
 UPVC window to rear. Patio doors to rear. Radiator. Wood effect flooring. Door to dining room.

Dining Room

12' 1" x 18' 5" (3.68m x 5.61m)
 UPVC bay window to front. Radiators. Wood effect loose lay flooring. Door to hallway. Electric fireplace. Door to study/reception room three.





Study/Reception Room 3

14' 4" x 8' 2" (4.37m x 2.49m)

UPVC window to rear. Radiator. Wood effect flooring. Velux x 2.

Conservatory 12' 9" x 12' 7" (3.89m x 3.84m)

UPVC sliding doors to rear. Installed in circa 2020. Karndean flooring. Down lighting.

FIRST FLOOR

Landing Loft access. Door to bedrooms and shower room. UPVC opaque window to front.

Bedroom 1 13' 11" x 11' 3" (4.24m x 3.43m)

UPVC window to rear and side. Radiator. Wood effect flooring. Built in wardrobes. opening to en-suite.

En-Suite 4' 6" x 3' 0" (1.37m x 0.91m)

Shower enclosure with electric mixer shower. Wash hand basin with mixer tap.

Bedroom 2 9' 4" x 9' 8" (2.84m x 2.95m)

UPVC window to rear. Airing cupboard with Vaillant combination boiler. Radiator. Wood effect flooring.

Shower Room 8' 5" x 6' 4" (2.57m x 1.93m)

Low level WC. Vertical radiator. Wash hand basin with mixer tap. UPVC opaque window to side. Ceramic wall tiles. Down lighting. Shower enclosure with mixer shower. Ceramic floor tiles.

Bedroom 3 12' 5" x 8' 5" (3.78m x 2.57m)

UPVC window to front. Radiator.

Bedroom 4 7' 8" x 9' 10" (2.34m x 3.00m)

UPVC window to rear. Radiator. Wood effect flooring.

Bedroom 5 9' 0" x 9' 9" (2.74m x 2.97m)

UPVC window to side and rear. Radiator.





GARDEN

Front - low maintenance open plan garden. Rear Garden - An enclosed garden laid mainly to lawn with greenhouse and paved area providing space for table and chairs. Vegetable patch. Water tap.

GARAGE

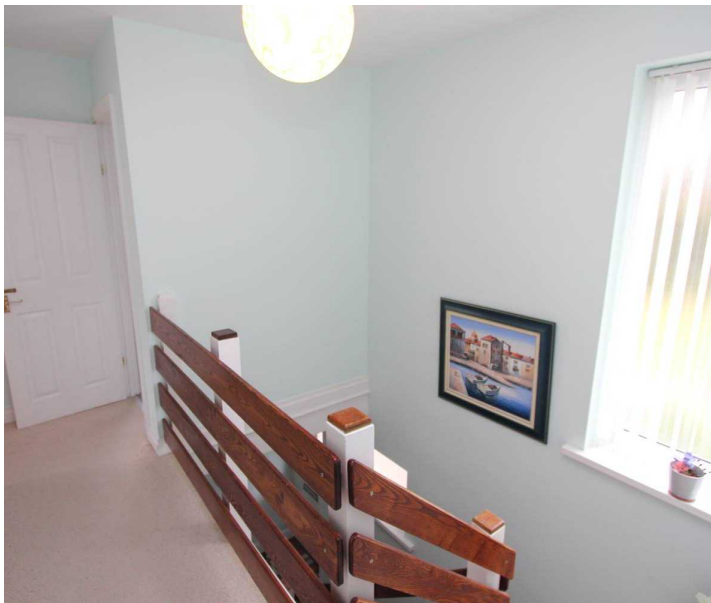
Single Garage

Garage door. Store to rear (access from rear garden).

DRIVEWAY

3 Parking Spaces

Driveway providing parking for three cars.





34 Voss Park Drive

Approximate Gross Internal Area
1765 sq ft - 164 sq m



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



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