

4 Gildas Close, Llantwit Major
£315,000



4 Gildas Close

Llantwit Major, Llantwit Major

This very well presented SEMI DETACHED HOME is rarely available in such a quiet location of the popular Pentre'r Cwrt development, within easy reach of the local shops, schools, amenities and the heritage Coastline and beach. Briefly the property comprises entrance hallway, cloakroom/WC, sitting room and KITCHEN/DINER with FRENCH DOORS leading to the garden. To the first floor are three bedrooms and a family bathroom. Outside to the front is an open plan garden with a DRIVEWAY and GARAGE, and an enclosed PRIVATE SOUTHERLY GARDEN to the rear. The property enjoys UPVC double glazed windows and doors and gas central heating with a COMBINATION BOILER (circa 2020). Viewings highly recommended to fully appreciate the position, sunny garden, and presentation. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D



- LOVELY SEMI DETACHED HOME.
- UPVC. GCH COMBI. EPC D65.
- 3 BEDS. KITCHEN/DINER.
- GARAGE. DRIVEWAY. CLOAKS/WC.
- UPVC WINDOWS AND DOORS.
- SOUTHERLY PRIVATE GARDEN.
- RARELY AVAILABLE. QUIET CUL DE SAC.



GROUND FLOOR

Entrance Hallway

UPVC opaque glazed front entrance door. Timber effect flooring. Radiator. Stairs to first floor. Doors to cloakroom/WC and sitting room.

Cloakroom/WC

UPVC opaque window to front. Radiator. Low level WC. Wall mounted wash hand-basin. Ceramic floor tiles. Partially tiled walls.

Sitting Room

15' 2" x 15' 1" (4.62m x 4.60m)

UPVC window to front. Radiator. Timber effect flooring. Door to kitchen/diner.

Kitchen/Diner

14' 11" x 10' 1" (4.55m x 3.07m)

UPVC window to rear. UPVC glazed French doors to rear. Fully fitted kitchen comprising eye level units, base units with drawers and work surfaces over. Inset stainless steel sink with mixer taps. Vinyl floor tiles. Space for white goods. Electric cooker and hood. Partially tiled walls. Radiator. Space for table and chairs. (please note the original boiler is still present in kitchen but isolated and not in use. the new boiler is on the first floor).



FIRST FLOOR

Landing

Doors to bedroom and bathroom. Fitted cupboard. Loft access. Airing cupboard with Baxi (circa 2020) combination boiler providing the central heating and hot water. UPVC window to side.

Master bedroom

12' 4" x 8' 3" (3.76m x 2.51m)

UPVC window to rear. Radiator. Built-in wardrobe.

Bedroom Two

10' 11" x 8' 5" (3.33m x 2.57m)

UPVC window to front. Radiator.



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GARDEN

Front garden - An open plan garden laid mainly to lawn. Driveway to garage. Paved path to front entrance door. Rear garden - An enclosed private southerly garden laid mainly to lawn. Timber shed. Well maintained borders. Paved area providing space for table and chairs. Timber gate to rear. Water tap.

GARAGE

Single Garage

Up and over door. Storage space in loft. Power and lighting. Space for domestic appliances. UPVC glazed door to rear. (16'7 x 8'8).

DRIVEWAY

1 Parking Space

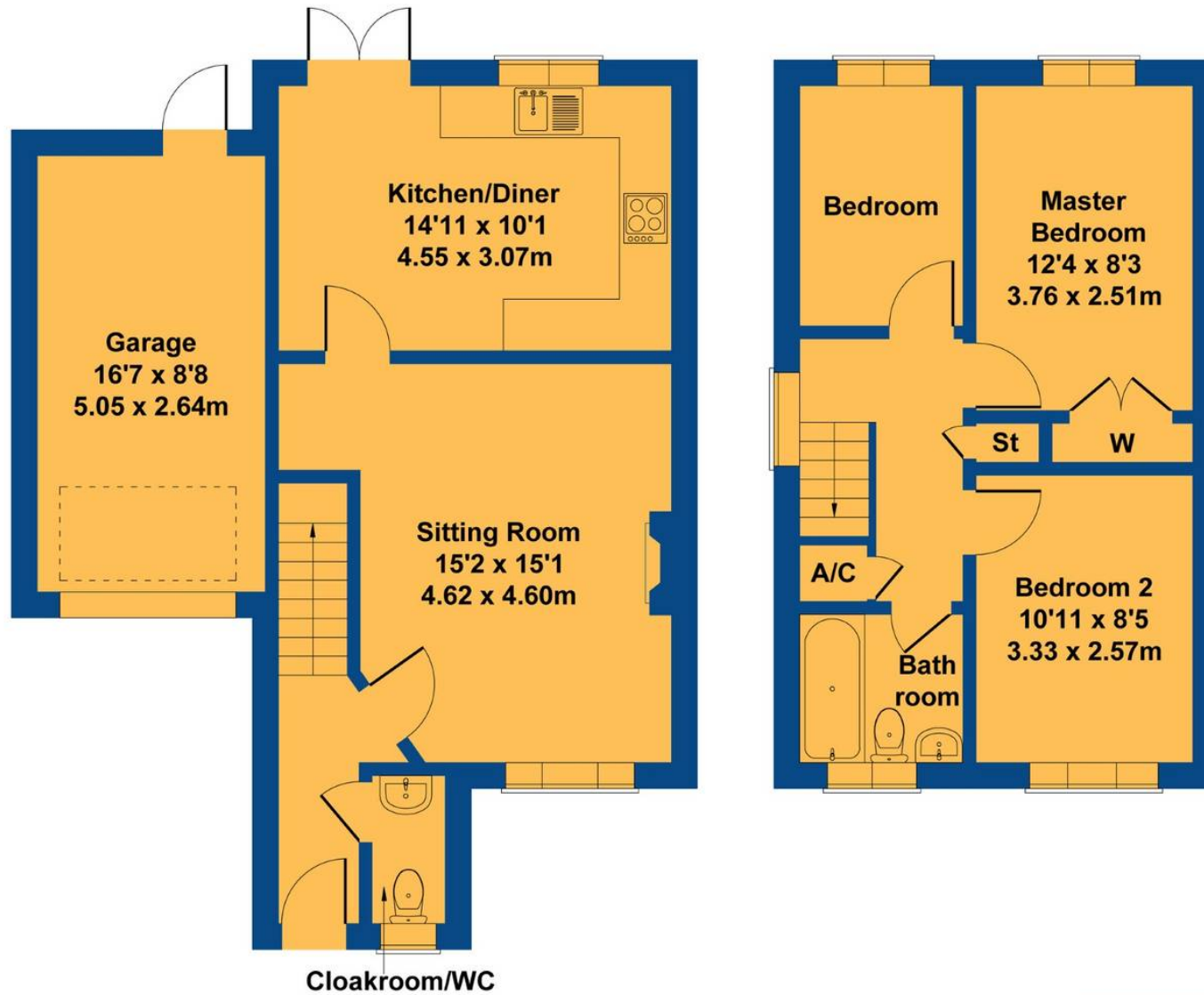
Driveway providing off road parking for one car. Potential to extend driveway utilising front garden space if required.





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Approximate Gross Internal Area
958 sq ft - 89 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.