





38 Barons Close

Llantwit Major, Llantwit Major

Extended semi-detached family home in central Llantwit Major, close to amenities and beach. Modernised throughout, 3 double bedrooms, potential for 4th, garden, garage, and south-facing rear garden. Gas heating, UPVC windows. Ideal for families or those seeking coastal town living. Viewings recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- POTENTIAL TO SUB-DIVIDE MASTER BEDROOM TO MAKE A FOURTH BEDROOM
- PARKING FOR 5+ VEHICLES
- CONVENIENT CENTRAL LOCATION
- SOUTH FACING GARDEN
- VIEWINGS COME HIGHLY RECOMMENDED
- EXTENDED SEMI-DETACHED FAMILY HOME. EPC 61D





Entrance Hallway

7' 0" x 6' 0" (2.13m x 1.83m)

Upvc wood effect door to front with stained glass feature. Upvc stained glass window to front. Wood flooring. Radiator. Stairs to first floor. Doors to Living Room, Cloakroom and Kitchen/Diner.

Cloakroom

6' 0" x 3' 10" (1.83m x 1.17m)

Slate effect ceramic tiles. Radiator. Low level WC. Pedestal wash-hand basin with tiled splashback. Alcove shelf for storage. Extractor fan. Door to Hall.

Living Room

16' 0" x 11' 0" (4.88m x 3.35m)

(narrows to 10'0 wide at chimney breast). Upvc windows to front and rear. Carpet flooring. Electric "log burner" effect stove with wooden over-mantle. Radiator. Storage cupboard.

Kitchen/Diner

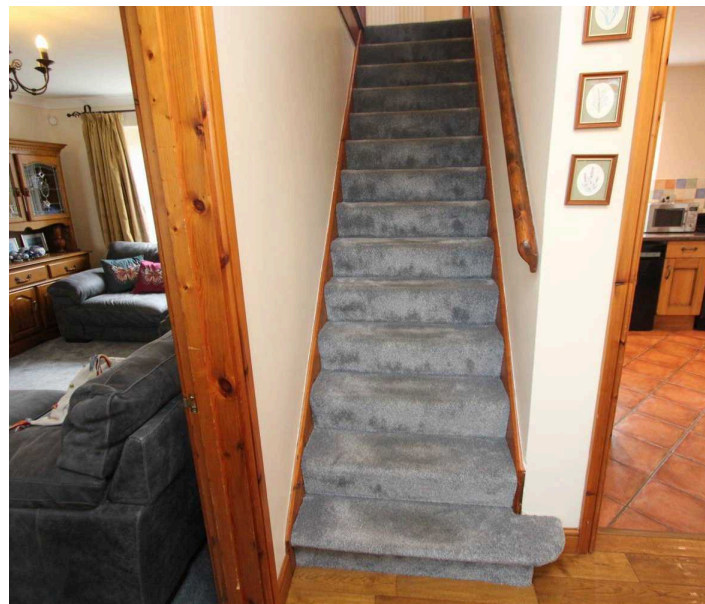
19' 0" x 19' 0" (5.79m x 5.79m)

Spacious L shaped kitchen diner measuring 19'0 x 10'0 plus 9'0 x 9'0 Upvc window and french doors to rear. Upvc window to side. two Upvc picture windows to side. Terracotta effect ceramic tiles. Fitted with a range of wooden wall and base units with granite effect laminate worktop. Tiled splashbacks. Space for 900mm oven. Spaces for washing machine and dishwasher. Space for American style fridge freezer. Circular stainless steel sink and matching drainer. Mixer tap with spray feature. Radiator.

Landing

16' 0" x 3' 10" (4.88m x 1.17m)

Landing widens to 6'0 at bedrooms two and three. Carpet flooring. Two Upvc windows to rear. Two radiators. Stairs to ground floor. Doors to three bedrooms and bathroom.





Master Bedroom

20' 10" x 12' 0" (6.35m x 3.66m)

Situated in the extension, the Master Bedroom was originally designed to be two bedrooms. This could be achieved very easily, or could provide a dressing room and en-suite bathroom, office etc. Carpet flooring. two Upvc windows to front. Two radiators.

Bathroom

10' 0" x 8' 10" (3.05m x 2.69m)

Very generously sized, the bathroom offers a 4 piece suite consisting of corner bath, shower enclosure with electric shower, pedestal wash-hand basin and low level wc. Upvc window to rear. Airing cupboard housing a Vaillant boiler. Ceramic tiled floor and wooden panelling to lower half of the walls. Radiator. Door to landing. Potential to create an entrance for a 4th bedroom.

Bedroom Two

11' 11" x 8' 0" (3.63m x 2.44m)

Measurements do not include depth of fitted wardrobes. Carpet flooring. Upvc window to front. Wooden fitted wardrobes.. Door to landing. Radiator.

Bedroom Three / Office

8' 10" x 8' 0" (2.69m x 2.44m)

Carpet flooring. Upvc window to rear. Radiator. Door to landing. Currently presented as an office.





REAR GARDEN

Large driveway to side, accessed by double gates to front could provide additional parking if required. Wooden fence to side, block wall to rear. Patio area laid to slab and gravel chippings. Raised beds with mature shrubs and trees including a lime and a cherry tree. Outside tap. Access to larger than average garage (2.5 cars) with power and light.

FRONT GARDEN

GARAGE

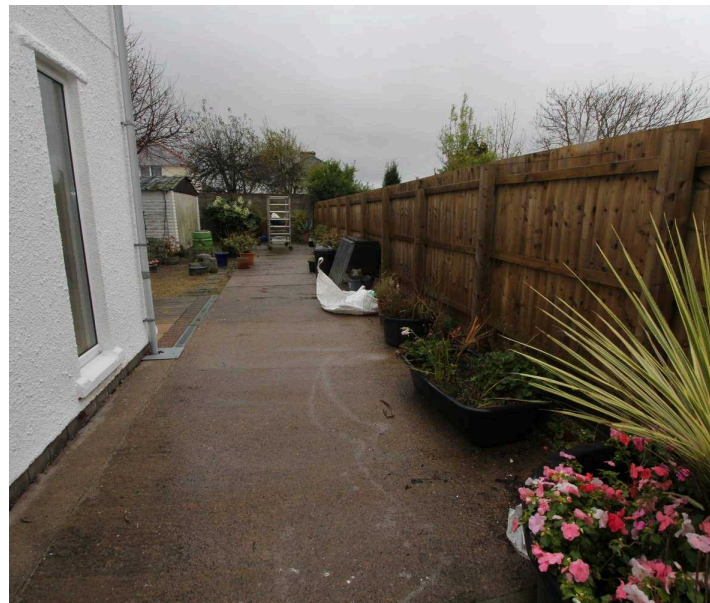
Double Garage

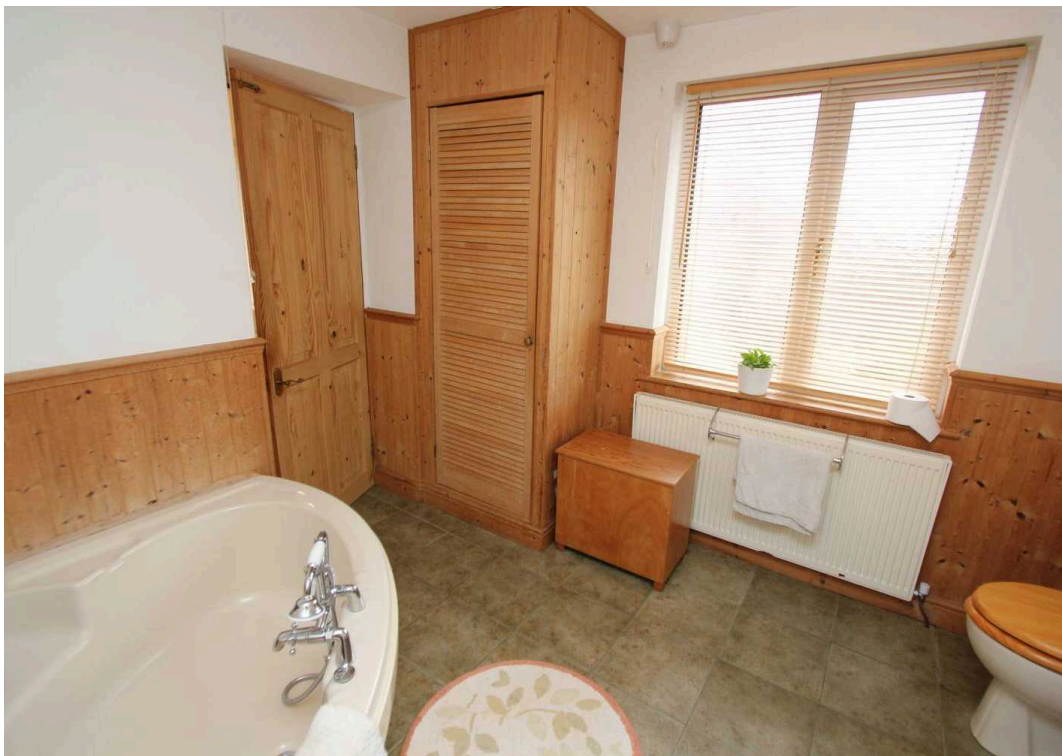
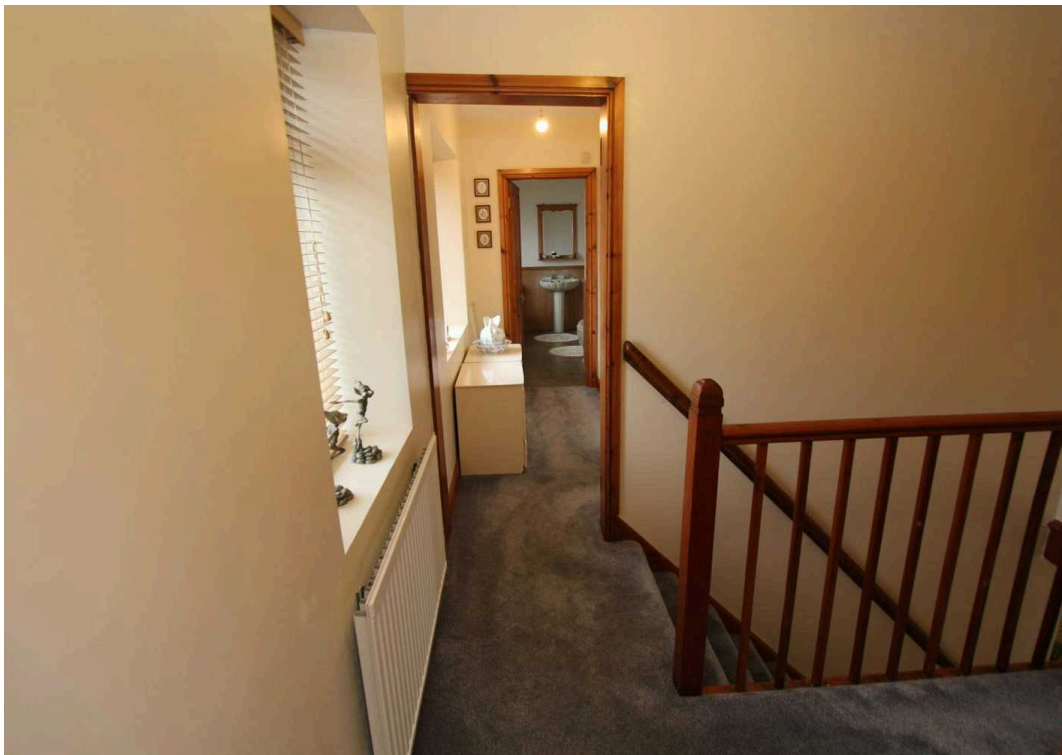
Generous Double Garage with power and light. Power is supplied by a solar panel to the roof.

DRIVEWAY

3 Parking Spaces

Parking for three vehicles. Double gates allow access to additional parking and double garage to rear.







Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

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