





23 Tyle House Close

Llanmaes, Llantwit Major

Rarely available stands this well presented extended detached family home, located in the heart of the sought after village of Llanmaes, Vale of Glamorgan. The property comprises, entrance hallway, study, utility, cloakroom/WC, stunning kitchen/breakfast room with kitchen island, dining room, sitting room and an impressive reception room 3 providing a flexible living space. To the first floor there are 4 double bedrooms and a single bedroom currently used as a walk-in wardrobe, family bathroom and ensuite to the master bedroom. Outside to the front is a driveway and to the rear is a landscaped garden with an additional driveway. The property enjoys gas central heating with a combination boiler, UPVC windows, solid oak doors throughout, UPVC French doors, Karndean flooring, SOLAR PANELS, and underfloor heating where specified. Llanmaes is within easy reach of the Heritage Coastline and beach, and also the towns of Llantwit Major and Cowbridge, with their shops, well regarded schools and amenities, with a new supermarket soon to be added to the immediate area also. A unique opportunity to acquire an impressive spacious property offering impressive flexible living space to the ground floor. Viewings are highly recommended to fully appreciate the standard of presentation, space provided and village location.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B





23 Tyle House Close

Llanmaes, Llantwit Major

- DETACHED FAMILY HOME.
- EXTENDED. 5 BEDROOMS.
- 3 RECEPTION ROOMS.
- AMPLE OFF ROAD PARKING.
- EPC B91.
- GCH COMBI. UPVC.
- CLOAKROOM/WC. EN-SUITE.
- SUPERB KITCHEN/DINER.
- SOUGHT AFTER VILLAGE.
- VERY WELL PRESENTED.





GROUND FLOOR

Entrance Hallway

Radiator. Stairs to first floor. Glazed front entrance door. UPVC opaque window to front. Wood flooring. Doors to study, cloakroom/WC, kitchen/breakfast room, sitting room and dining room (currently used as a second study). Radiator. Built in storage.

Study

10' 0" x 7' 9" (3.05m x 2.36m)
 Dimensions: 10' 0" x 7' 9" (3.05m x 2.36m). UPVC window to front. Radiator. Wood flooring. Glazed door to utility room. Wash hand basin with mixer tap.

Utility Room

4' 8" x 4' 2" (1.42m x 1.27m)
 Dimensions: 4' 8" x 4' 2" (1.42m x 1.27m). UPVC opaque window to side. Space for white goods. Wall mounted combination boiler providing the central heating and hot water. Ceramic floor tiles.

Cloakroom/WC

5' 4" x 4' 6" (1.63m x 1.37m)
 Dimensions: 5' 4" x 4' 6" (1.62m x 1.37m). Low level WC. Vertical radiator. Corner wash hand basin with mixer tap. Ceramic floor tiles.

Kitchen/Breakfast Room

12' 3" x 25' 7" (3.73m x 7.80m)
 Dimensions: 12' 3" x 25' 7" (3.73m x 7.79m). Down lighting. Breakfast bar. Radiator. Karndean flooring. UPVC French doors to rear. Spaces for fridge/freezers. Fully fitted kitchen comprising eye level units base units with work surfaces over. UPVC window to rear. Belfast sink with mixer tap. Integrated eye level oven and grill. Inset induction hob with hood. Integrated dishwasher. Glazed door to reception room 3. Additional sink with mixer tap and space for washing machine.

Sitting Room

14' 4" x 18' 4" (4.37m x 5.59m)
 Dimensions: 14' 4" x 18' 4" (4.37m x 5.58m). UPVC bay window to front. Radiator





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Dining Room

12' 8" x 10' 0" (3.86m x 3.05m)

Dimensions: 12' 8" x 10' 0" (3.86m x 3.05m). Glazed French doors to reception room two. Wood flooring. Radiator.

Reception Room 3

22' 11" x 22' 5" (6.99m x 6.83m)

Dimensions: 22' 11" x 22' 5" (6.98m x 6.83m). UPVC windows and French doors to rear. UPVC French door to side.. Veluxes. Karndean flooring. Underfloor heating.

FIRST FLOOR

Landing

Door to bedrooms and family bathroom. Radiator. Airing cupboard with electric bar heater.

Family Bathroom

8' 8" x 8' 5" (2.64m x 2.57m)

Dimensions: 8' 8" x 8' 5" (2.64m x 2.56m). UPVC opaque window to rear. Low level WC. Panelled bath. Wash hand basin with mixer tap. Mixer shower. Wall and floor tiles. Down lighting. Underfloor heating (not tested/used)

Bedroom 1

13' 1" x 12' 1" (3.99m x 3.68m)

Dimensions: 13' 1" x 12' 1" (3.98m x 3.68m). UPVC window to front. Radiator. Walk in wardrobe (3'11 x 5'). Door to en-suite.





En-Suite

4' 7" x 6' 7" (1.40m x 2.01m)

Dimensions: 4' 7" x 6' 7" (1.40m x 2.01m). UPVC opaque window to front. Low level WC. Wash hand basin. Shower enclosure with mixer shower. Down lighting. Vertical radiator.

Bedroom 2

12' 2" x 13' 5" (3.71m x 4.09m)

Dimensions: 12' 2" x 13' 5" (3.71m x 4.09m). UPVC window to front. Radiator.

Bedroom 3

9' 11" x 12' 7" (3.02m x 3.84m)

Dimensions: 9' 11" x 12' 7" (3.02m x 3.83m). UPVC window to rear. Radiator. Karndean flooring. Loft Access.

Bedroom 4

9' 11" x 12' 7" (3.02m x 3.84m)

Dimensions: 9' 11" x 12' 7" (3.02m x 3.83m). UPVC window to rear. Radiator.

Bedroom 5/Walk-in wardrobe

8' 11" x 6' 7" (2.72m x 2.01m)

Dimensions: 8' 11" x 6' 7" (2.72m x 2.01m). UPVC window to rear. Radiator.





Garden

Front - raised bed with brook. Rear Garden - an enclosed garden. Decking. Side access. Electric sockets. Outdoor lighting. Water feature/pond. Area laid to lawn. Block paviour driveway with double driveway gates. Sheds. Water tap. Large shed with power used as a workshop.

DRIVEWAY

3 Parking Spaces

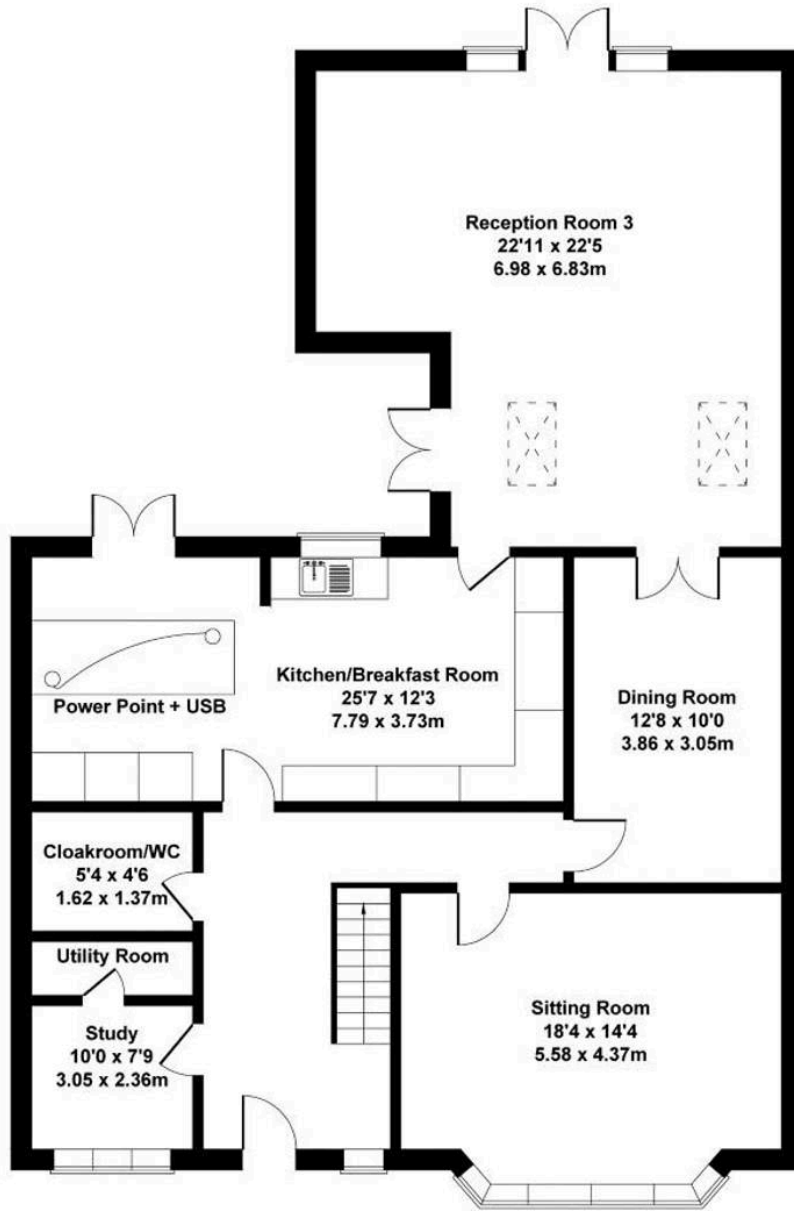
With parking for two cars to the front and an additional gated driveway to the rear for a further car.



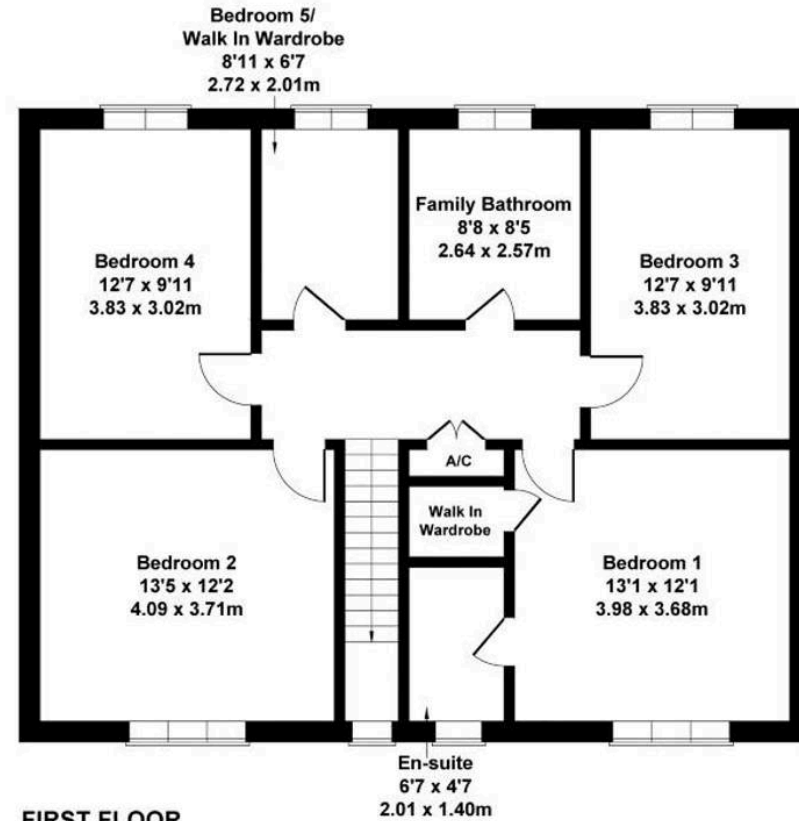


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Approximate Gross Internal Area
2536 sq ft - 236 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
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