

14 Llanmaes Road, Llantwit Major
£395,000



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Llantwit Major, Llantwit Major

A unique opportunity to acquire a well proportioned detached dormer bungalow in a mature location - within easy walking distance of the shops, amenities and train station of Llantwit major, vale of Glamorgan. the property comprises to the ground floor; entrance hallway, sitting room, kitchen/diner, utility room, family bathroom and two double bedrooms. To the first floor there is a further single bedroom, walk in wardrobe area and WC. Outside there are enclosed private gardens to the front and rear, with driveway and detached garage. The property enjoys gas central heating with a combination boiler (serviced and checked) and UPVC windows and doors. No forward chain. Viewings are highly recommended to fully appreciate the central location and potential the property has to modernise. Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating:

- DETACHED DORMER BUNGALOW.
- NO FORWARD CHAIN.
- 3 BEDROOMS.
- UTILITY ROOM.
- GARAGE. DRIVEWAY.
- EPC D65.
- EXCELLENT LOCATION FOR TOWN.



GROUND FLOOR

Entrance Hallway

Airing cupboard with wall mounted combination boiler providing the central heating and hot water. Radiator. Front entrance door. Doors to bedrooms 1 and 2, bathroom sitting room and kitchen/diner.

Sitting Room

18' 2" x 14' 11" (5.54m x 4.55m)
UPVC windows to front. Gas fire (disconnected as unsafe) with fireplace surround. (chimney has been swept and a bird proof cowl installed). Door to inner hallway.

Inner Hallway

UPVC window to front. Cupboard. Stairs to first floor.

Bedroom 1

10' 6" x 13' 3" (3.20m x 4.04m)
UPVC window to front. Radiator.

Bedroom 2

10' 7" x 13' 3" (3.23m x 4.04m)
UPVC window to rear. Built in wardrobes. Radiator.

Family Bathroom

6' 9" x 6' 5" (2.06m x 1.96m)
Opaque UPVC window to rear. Panelled bath with mixer shower over. Low level WC. Wash hand basin. Radiator. Ceramic floor and wall tiles.

Kitchen/Diner

14' 10" x 10' 10" (4.52m x 3.30m)
Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset two bowl stainless steel sink with mixer tap. Radiator. Space for dining room table and chairs. Door to utility room. Ceramic floor tiles. Gas hob. eye level oven and grill. Space for dish washer.





Utility Room

9' 8" x 7' 6" (2.95m x 2.29m)

Base units with work surfaces over. UPVC glazed door to rear garden. Space for white goods.

FIRST FLOOR

Bedroom 3

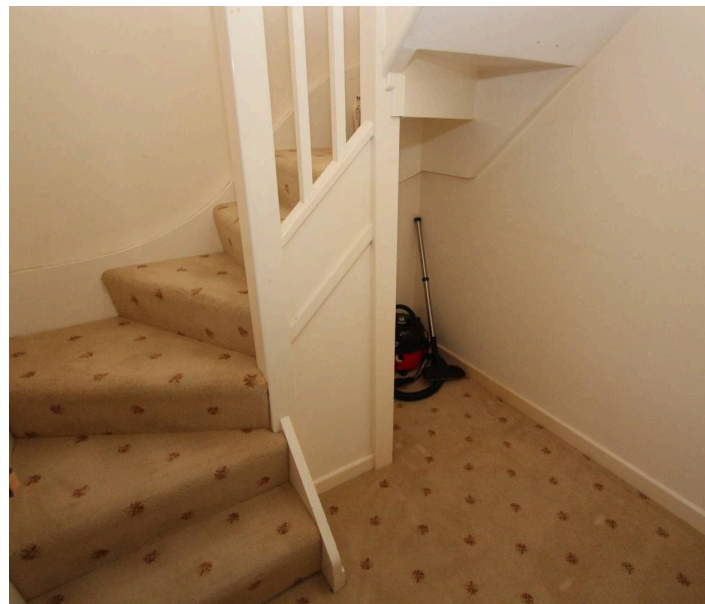
9' 11" x 8' 7" (3.02m x 2.62m)

UPVC window to rear. Radiator. Door to walk in wardrobe.

Walk in wardrobe

6' 0" x 7' 7" (1.83m x 2.31m)

Built in wardrobes. UPVC window to rear. Radiator. Door to WC with wash hand basin and radiator.





GARDEN

Front - Enclosed private garden laid to lawn, mature trees and shrubs etc. Access to rear garden via both sides of the property. Rear Garden - Enclosed and private. Laid to lawn. Paved area.

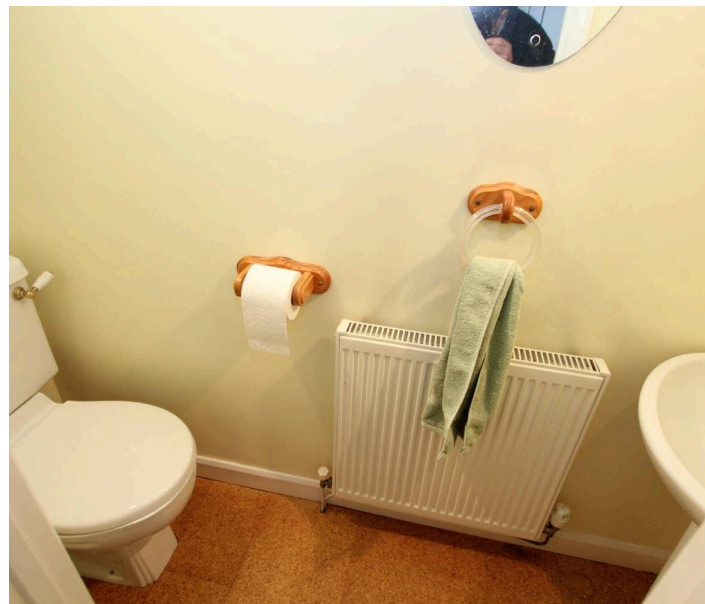
GARAGE

Single Garage

DRIVEWAY

1 Parking Space

Driveway with double gates, providing off road parking, which leads to the detached garage (with up and over door).



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Approximate Gross Internal Area
1238 sq ft - 115 sq m

Family Bathroom
6'9 x 6'5
2.06 x 1.96m



GROUND FLOOR

Walk In Wardrobe
7'7 x 6'0
2.31 x 1.83m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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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/

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.