



7 Gwaun Illtuds

Llantwit Major, Vale of Glamorgan, CF61 2SE

**WATTS & MORGAN** 160 YEARS







## 7 Gwaun Illtuds Llantwit Major, Vale of Glamorgan, CF61 2SE

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£350,000 Freehold

### 4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Porch • Hallway • Cloakroom & WC • Lounge • Dining room • Kitchen with breakfast area • Conservatory • Utility room

Master bedroom with en suite shower room • Three further bedrooms • Bathroom

Driveway parking • Garage

South-facing, enclosed garden to rear

EPC rating: C80

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### Directions

From our Cowbridge office, leave the town in a westerly direction and proceed along Llantwit Major road. After approximately 2 miles you will be met by a T-junction, at which you turn left following signs for Llantwit Major. Continue on this road for approximately 5 miles and you will come to a roundabout. Take the first exit, and at the next roundabout take the second exit. Turn left on to Heol Y Fro, off which Gwaun Illtuds is located.

- Cowbridge 5.3 miles
  - Bridgend 9.6 miles
  - Cardiff City Centre 16 miles
  - M4 (J35, Pencoed) 9 miles
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**Your local office: Cowbridge**

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## Summary of Accommodation

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This is a rare opportunity to purchase a modern detached family home, located in a quiet cul-de-sac in a desirable location, close to playing fields and a convenient 10 minute level walk into the town of Llantwit Major. The town is well served with a variety of shops, GP surgeries, primary and secondary schools and has good communication links with both railway and bus stations. The historic town of Llantwit Major is located on the spectacular Heritage Coast, offering excellent walking and surfing opportunities. The property is around 2 miles from the beach.

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### ABOUT THE PROPERTY

- \* Modern detached home in great order throughout and with a south-facing rear garden
  - \* Porch opening into entrance hallway with cloakroom
  - \* Family lounge with window to front elevation and double doors to the dining room
  - \* Dining room looking out over rear garden with sliding doors opening to the same
  - \* Fitted kitchen, again looking out over the rear garden
  - \* Large master bedroom with en suite shower room
  - \* Three further bedrooms, two of which are generous double and both of these look out over the rear garden in a southerly direction
  - \* Family bathroom
  - \* The property benefits from the installation of solar panels, providing supplementary electricity and annual tax-free income
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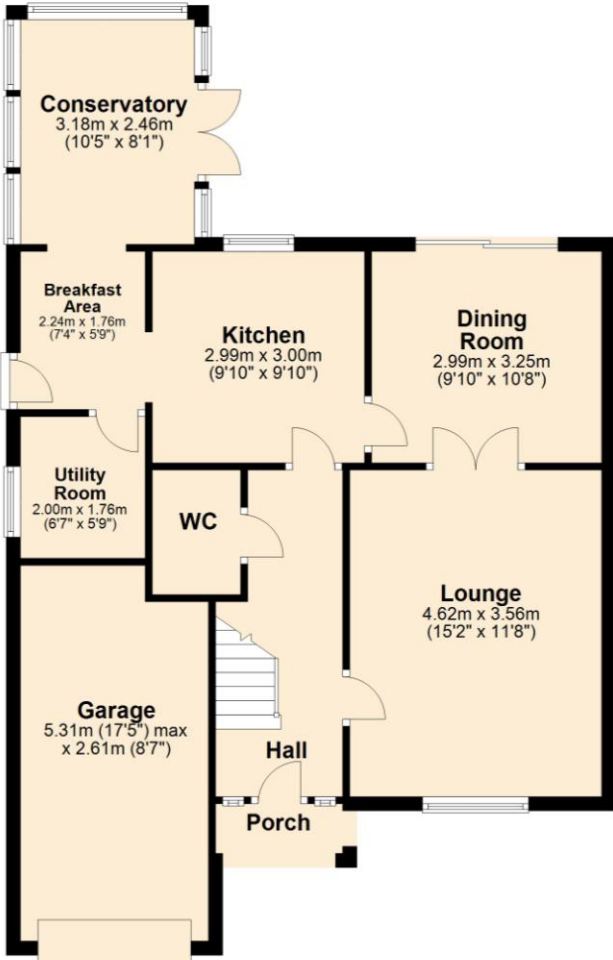
### GARDENS AND GROUNDS

- \* Driveway parking to the front of the property; and access into the garage via an up and over door.
  - \* Gated entrance, to one side, leading via a path past a back door into the utility room and in to the garden
  - \* South-facing private garden to the rear
  - \* Screened by high walling and mature trees and shrubs
  - \* Including large decked seating area
  - \* Timber garden store shed to remain.
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### TENURE AND SERVICES

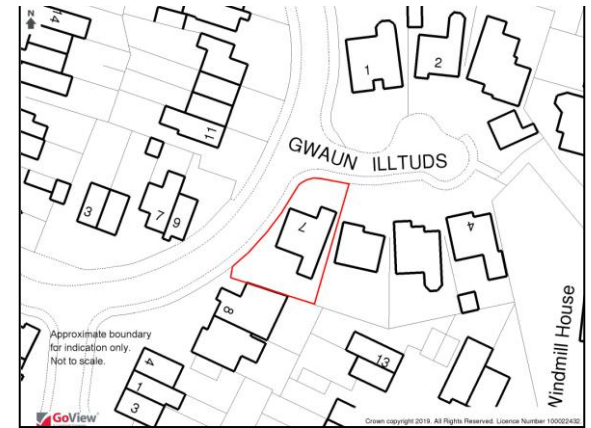
Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Solar panels provide supplementary electric and also a 'feed-in tariff'; further details available from the seller.

**Ground Floor**  
Approx. 78.3 sq. metres (842.9 sq. feet)

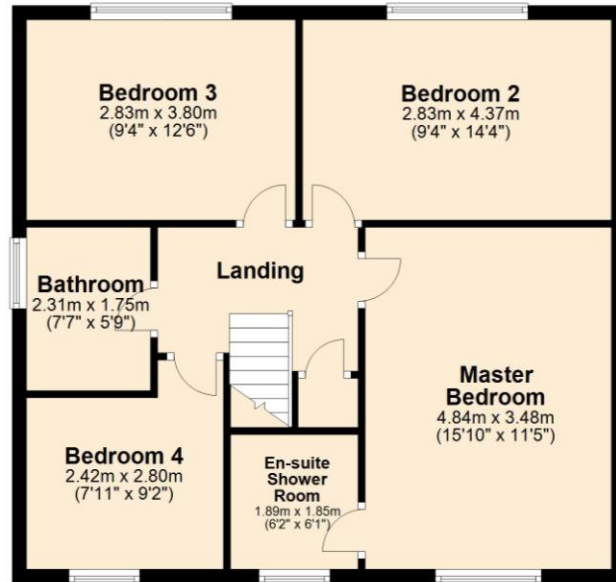


Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>		
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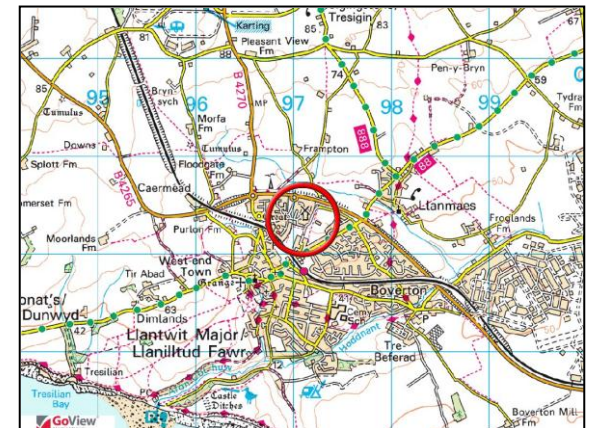
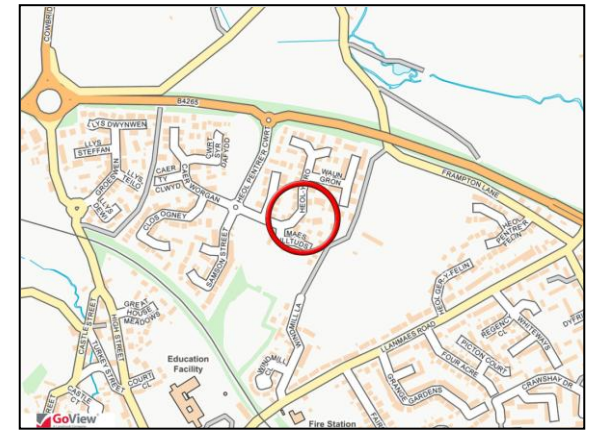


**First Floor**  
Approx. 64.2 sq. metres (691.1 sq. feet)



Total area: approx. 142.5 sq. metres (1534.0 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.







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