

15 Clos Y Wiwer

Llantwit Major, CF61 2SG

Price Guide £475,000

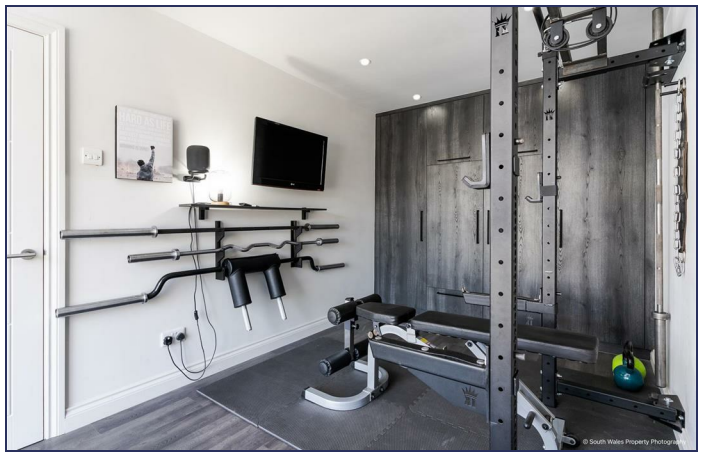
HARRIS & BIRT

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An attractive, detached property situated on a quiet cul-de-sac on the ever-popular Pentre Cwrt development within easy walking distance of Llantwit Major town centre. The accommodation has been stylishly refurbished and extended by the current vendors and briefly comprises: entrance porch, hall, living room, spacious open plan kitchen/dining room, gym/sitting room and WC to the ground floor. Upstairs offers a master bedroom with en suite, a further three bedrooms and a family bathroom. Outside enjoys the benefit of off road, driveway parking, open front garden and a pretty, enclosed rear garden.

The property is conveniently situated within easy reach of Llantwit town centre with its excellent facilities including a wide range of shops both national and local, schools of excellent reputation for all ages and an extensive range of sporting and recreational facilities. The old part of the town is particularly attractive with narrow winding streets and historic church. Just a mile to the south on the heritage coastline is Llantwit Major beach. There is a railway station in the heart of the town on the Bridgend to Cardiff coastline with connections then to the main London line. Easy access to the main road network brings major centres including the capital city of Cardiff, Bridgend, Llantrisant, Newport etc all within easy commuting distance.







Accommodation

Ground Floor

Entrance Porch 6'7 x 5'3 (2.01m x 1.60m)
The property is entered via UPVC front door with obscure glazed vision panel to side. Window to side. Tiled flooring. Space for cloaks. Skimmed walls and ceiling. Pendant ceiling lights. Fitted radiator. Door to gym.

Hallway 5'11 x 15'7 (1.80m x 4.75m)
Tiled flooring. Skimmed walls and ceiling. Ceiling spotlights. Radiator. Straight carpet stairs lead to first floor landing. Sizeable understairs storage with fitted pop out drawers. Doors to all ground floor rooms.

Living Room 11'7 x 15'7 (3.53m x 4.75m)
Large picture window to front. Wood effect flooring with matching skirting board. Skimmed walls and ceiling. Ceiling spotlighting. Feature wall with wall lights.

WC 3'6 x 4'3 (1.07m x 1.30m)
Two piece suite in black comprising low level hidden cistern WC. Wall hung wash hand basin with mixer tap. Continuation of tiled flooring from hall. Tiled walls. Skimmed ceiling. Ceiling spotlighting. Vertical heated towel rail.

Kitchen/Dining/Family Room
Modern fitted German designed fitted kitchen with bespoke cabinetry finished in a walnut wood effect with features to include: a range of wall and base units set under and over solid quartz worktops. Acrylic splashbacks and matching upstands. Double sink with curved Quooker mixer tap. Neff five ring induction hob with extractor over. Integrated units comprising: stacked Miele double oven, both ovens are recent models and multi functional, with the top oven benefitting form steam function, fridge/freezer, dishwasher and washing machine. Worcester boiler to corner cupboard. Space for dining table and chairs. Tiled flooring. Skimmed walls and ceiling. Feature wooden clad wall. Ceiling spotlighting. Radiators. Two windows to rear. Sliding glazed doors open out onto rear patio terrace. UPVC door to side with inset frosted glazing.

Gym/Sitting Room 8'8 x 15'11 (2.64m x 4.85m)
Converted garage currently in use as a gym. Wood effect grey laminate floor. Skimmed walls and ceiling. Ceiling spotlighting. Radiator. Full length and width storage unit in the same style as kitchen with German design. Fully glazed sliding patio door to front. Consumer unit.

First Floor

Landing 9'6 x 9'3 (2.90m x 2.82m)
Straight carpet stairs from hall to first floor landing. Solid oak balustrades and spindles . Fitted carpet. Skimmed walls and ceiling. Ceiling spotlights. Loft access hatch. Communicating doors to all first floor rooms.

Master Suite Bedroom One 11'3 x 13'11 (3.43m x 4.24m)
Large window to front with fitted blinds over looking front lawned garden. Fitted carpet. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Four door run of sliding built in wardrobes in wood effect. Wall lights over bedside tables. Alcove for television with media unit under. Door to en suite.

Master En Suite Bathroom One 5'11 x 7'0 (1.80m x 2.13m)
Entered via sliding pocket door. Modern three piece suite in a wet room style in white comprising walk in shower cubicle with rainfall shower head, separate shower head fitment and flush mounted shower tray that is seamlessly tiled across the floor and vertically up the wall, as well as a glazed shower screen. Low level hidden cistern WC. Wall hung wash hand basin with mixer tap and storage below. Wood effect tiled flooring. Tiled walls. Ceiling spotlights. Ceiling strip mood lighting. Alcove with inset vertical heated towel warmer. Obscure glazed window to front. Extractor fan.

Bedroom Two 14'6 x 9'8 (4.42m x 2.95m)
Large window to rear. Fitted carpet. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Integrated wardrobe and cabinet.

Bedroom Three 12'8 x 9'8 (3.86m x 2.95m)
Large window to rear with shutters. Fitted carpet. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Integrated bedroom furniture comprising wardrobes, desk, overhead storage and bedside tables.

Bedroom Four 9'8 x 9'10 (2.95m x 3.00m)
Currently in use as an office. Wood effect flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Window to front with shutters. Built in office furniture and desks.

Bathroom Two 6'1 x 7'8 (1.85m x 2.34m)
Three piece suite in white comprising panelled jacuzzi bath with rainfall shower head, shower head fitment and taps. Low level hidden cistern WC. Wash hand basin with built in taps set on vanity unit. Vanity unit is topped with a single piece of Dekton Trilium. Storage underset. Concrete effect flooring. Skimmed concrete effect walls. Skimmed ceiling. Ceiling spotlights. Drop down ceiling lighting. Vertical heated towel warmer. Extractor fan. Shaving point. Obscure glazed window to side.

Outside

Gardens
The property is set back from the road via a driveway for two off road vehicles that leads up to the front door. It has an open front garden laid to lawn with pedestrian side access to rear. The beautifully landscaped rear garden was intricately designed by Victoria Wade, whom has amassed a wonderful reputation and has been thoughtfully designed to create a stylish and highly usable outdoor entertaining space. Finished with contemporary paved terraces, raised rendered planters and attractive planted borders, the garden centres around a seating area with built-in water feature, bench seating, a matching central table and built in BBQ. A mature feature tree provides additional character and greenery, while the sleek horizontal fencing creates a smart, private backdrop. Beyond the garden, there are pleasant open views across the adjoining playing fields, giving the space a particularly attractive and open outlook.

Services
All mains services are connected to the property. UPVC double glazing throughout.

Directions
From our office at 65 High Street turn right up to the end of Westgate and turn left onto the Llantwit Major road. At the roundabout at the beginning of the Llantwit Major bypass take the first exit and then go right at the the mini roundabout. Turn right at off the roundabout onto Heol Pentre Cwrt. At the roundabout turn left on to Heol-Y-Fro. Take the third right onto Waun Gron and follow this road until it leads onto Clos y Wiwer. Number 15 is directly opposite the junction with a Harris and Birt board outside.

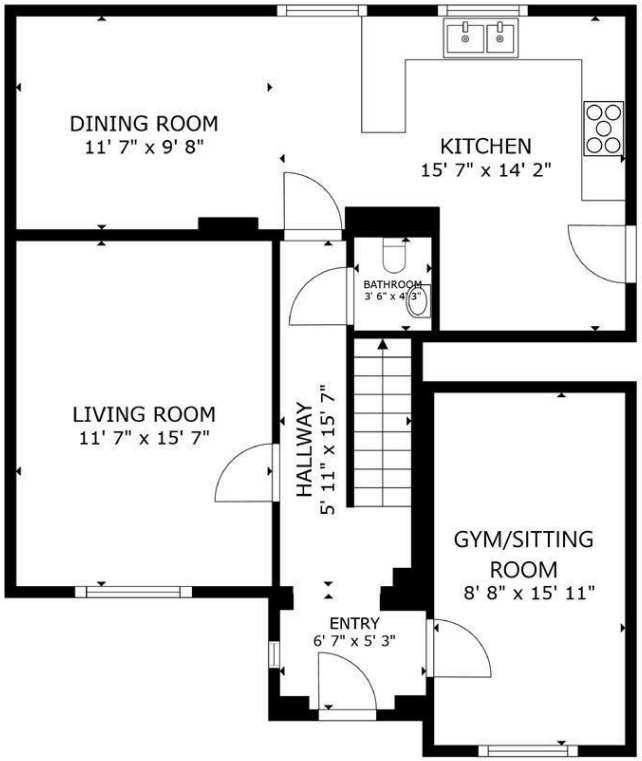

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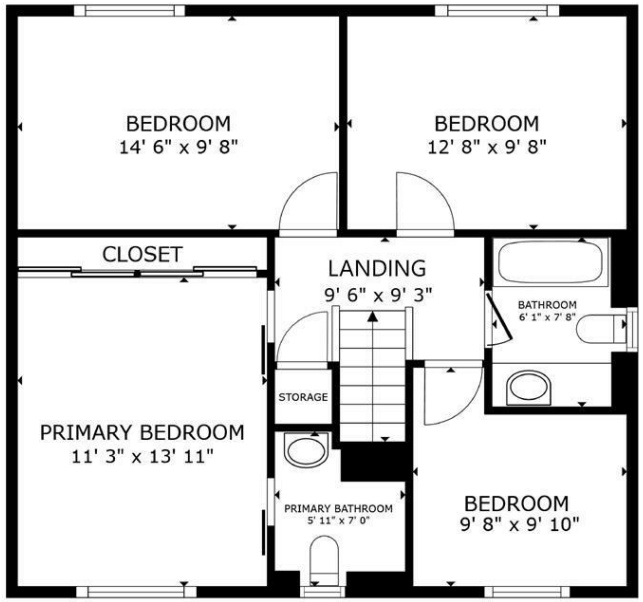

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FLOOR 1



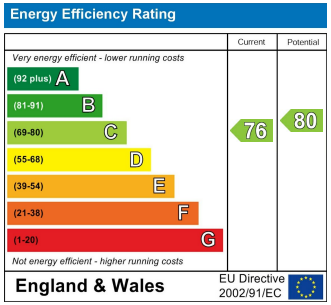
FLOOR 2

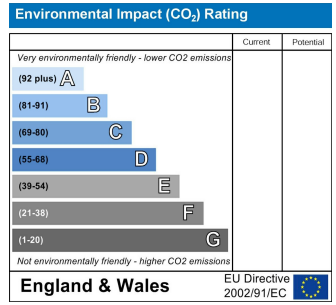
GROSS INTERNAL AREA
FLOOR 1 772 sq.ft. FLOOR 2 707 sq.ft.
TOTAL : 1,479 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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