

3 Frampton Lane

Llantwit Major, CF61 2UZ

Offers In Excess Of £675,000

HARRIS & BIRT

5 3 3

An excellent opportunity to purchase this extended five bedroom, detached, property, situated in an ever popular spot within easy walking distance to Llantwit town centre and all its amenities.

The property itself is found in excellent order, briefly comprising: entrance hall, WC, Study, Living room, large L-shaped kitchen-dining space and an exceptionally sized conservatory with power and light, etc. To the first floor is a good-sized master suite with dressing room and en suite. Further second ensuite bedroom, three bedrooms and family bathroom. Double garage integrated, off road parking and great sized wrap around gardens.

The property is conveniently situated on the northern outskirts of the town but within easy reach of the 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.

A good sized, well presented, family house with good garden. Inspection is thoroughly recommended.

- Executive Five Bedroom Property
- Walking Distance to Llantwit Major Town Centre
- Sizeable Family Home
- Sizeable Garden
- Double Garage
- Two Bedrooms With Ensuite Bathrooms
- Excellent Village Facilities
- Three Reception Rooms

Accommadation

Ground Floor

Entrance Hall
Entered via a uPVC front door with inset opaque glazed vision panel, into open entrance hall with straight staircase leading up to first floor landing. Skimmed walls. Skimmed ceiling. Wood laid flooring. Storage access housing shoes and cloaks. Fitted radiator. Fitted alarm panel.

Living Room 12' x 19'9" (3.66m x 6.02m)
Dual aspect uPVC double-glazed windows to front elevation and internal uPVC fully glazed patio door. Attractive feature fireplace in a marble finish with inset electric pebble-effect fire. Fully skimmed walls. Skimmed ceiling. Coving. Fitted carpet. Two fitted radiators.

Study/Snug 11'4" x 11'7" (3.45m x 3.53m)
Another good-sized secondary reception space with uPVC double-glazed window to front elevation. Good-sized storage cupboard housing open shelving internally. Fully skimmed walls. Skimmed ceiling. Coving. Fitted carpet. Fitted radiator.

WC
Two-piece suite in white comprising: low-level WC and pedestal washbasin with tiled splashback. uPVC double-glazed opaque window to side elevation. Skimmed walls. Skimmed ceiling. Coving. Wood-laid flooring in light oak finish. Fitted radiator.

Kitchen / Dining Room dining room (11'5" x 9'6") kitchen (10'5" x 19'11" (dining room (3.48m x 2.90m) kitchen (3.18m x 6.07m)
Comprising shaker-style modern fitted range of wall and base units in a light oak finish with sleek chrome handles. Features comprising: Instant Range Master Noir cooker with 5-ring gas hob, underset double oven with grill facility and warming tray. Chrome range master extractor hood set over. Integrated up-and-over fridge-freezer behind matching decor panel. Integrated Hotpoint dishwasher behind matching decor panel. Chrome 1.5 sink and drainer with chrome swan neck mixer tap set into a mottled effect work surface. Further glass display cases and cupboard housing Worcester gas combination boiler. Attractive tiled splashbacks. Skimmed walls. Skimmed ceiling. Coving. Tiled flooring to kitchen area with matching wooden flooring. Range of built-in fitted cupboard space, great for storage. Fitted radiator. Attractive ceiling lighting. Inset chrome spotlighting. uPVC fully glazed doors open into conservatory.

Conservatory 21'8" x 17'8" (6.60m x 5.38m)
A sizable and spacious conservatory with vaulted ceiling, comprising a range of fitted uPVC double-glazed units to all aspects. uPVC patio doors leading out onto rear garden, as well as a secondary pedestrian door. Daikin air conditioning unit housed to wall. Power and light. Fuly skimmed dwarfed wall. Fitted carpet.

First Floor

Landing
Accessed via straight staircase to open and spacious first-floor landing with natural lighting from uPVC double-glazed window to front elevation. Fully skimmed walls. Coving. Skimmed ceiling. Fitted carpet. Fitted radiator. Access via hatch to loft.

Master Suite

Master Bedroom 19'2" x 11'8" (5.84m x 3.56m)
Excellent sized double bedroom with uPVC double-glazed window to front elevation. Skimmed walls. Skimmed ceiling. Coving. Fitted carpet. Fitted radiator.

Master Dressing Room 11'6" x 6'11" (3.51m x 2.11m)
Good-sized dressing room space with double glazed Velux windows housed to eaves. Skimmed walls and ceilings with inset chrome spotlighting. Fitted radiator. Range of storage, hanging rails and cupboards. Door into master suite bathroom.

Master Bathroom
Three-piece suite comprising quadrant shower cubicle with integrated chrome shower and showerhead attachment. Pedestal wash hand basin with chrome mixer tap. Low-level dual flush WC. Fully tiled splashbacks. Double-glazed Velux window housed to eaves. Skimmed walls. Skimmed ceiling. Coving. Tile effect vinyl-laid flooring. Fitted radiator.

Bedroom Two 12'9" x 11'10" (3.89m x 3.61m)
uPVC double-glazed window to rear elevation. Skimmed walls. Skimmed ceiling, Coving. Fitted carpet. Fitted radiator. Range of built-in light oak fitted wardrobes throughout.

Bedroom Two Ensuite
Three-peice suite comprising quadrant shower cubicle with integrated neurosport electric shower and showerhead attachment. Fitted vanity unit with inset hidden-cistern WC and wash hand basin with chrome mixer tap, fully tiled splashbacks. UPVC double-glazed opaque window to front elevation. Skimmed walls. Skimmed ceiling.Coving. Wood-effect vinyl-laid flooring. Fitted radiator.

Bedroom Three 11'7" x 10'11" (3.53m x 3.33m)
uPVC double glazed window to front elevation. Skimmed walls. Skimmed ceiling. Coving. Fitted carpet. Fitted radiator. Built-in bedroom storage set into eaves behind two double fronted doors.

Bedroom Four 14'8" x 9'5" (4.47m x 2.87m)
Another good-sized bedroom with double uPVC double-glazed window to rear elevation. Skimmed walls. Skimmed ceiling. Coving. Fitted carpet. Fitted radiator.

Bedroom Five 19'2" x 8'3" (5.84m x 2.51m)
Double uPVC double-glazed window to front elevation. Skimmed walls. Skimmed ceiling. Coving. Fitted carpet. Fitted radiator. Range of built-in bedroom furniture.

Family Bathroom
Three-piece suite comprising: wood-panelled jacuzzi bath, brass mixer tap and shower head attachment. Mira integrated shower and shower head attachment. Goodsized light oak vanity unit with dual-flush low-level hidden cistern WC and inset washbasin. Travertine-effect tiled splashbacks. Further skimmed walls. Skimmed ceiling. Wood-effect vinyl laid floor.

Garage 18'8" x 21' (5.69m x 6.40m)
Excellent double garage housed behind two up-and-over garage doors. uPVC opaque glazed window to rear elevation. Pedestrian access via uPVC half-opaque glazed rear door. Power and light. Excellent storage space.

Outside
Accessed from block pavia driveway to good offer of parking for two vehicles set back from the road. Pedestrian access via gate to sizable rear garden, made private by high-level hedging to the southern elevation. The rear garden is flat, private and mainly liad to lawn with a good parcel of flagstone patio leading to a flat level lawned parcel and a good area of decking. Private to the rear via closely boarded fencing.

Services
Property is served by mains gas, water, electricity, and drainage.

















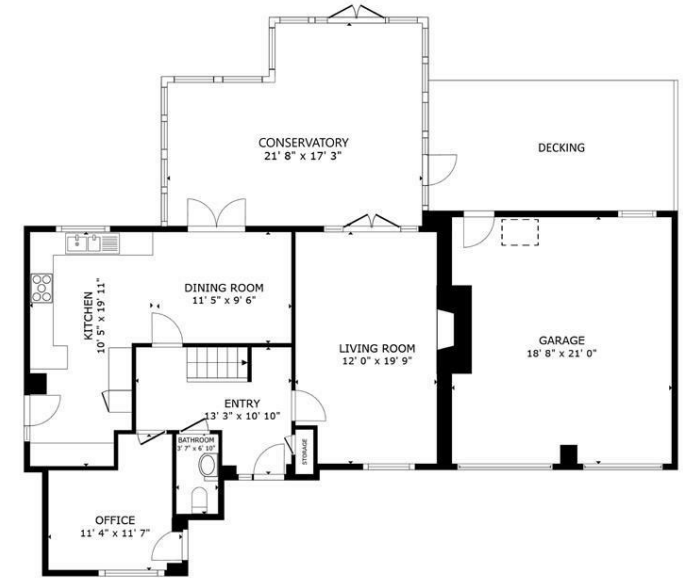




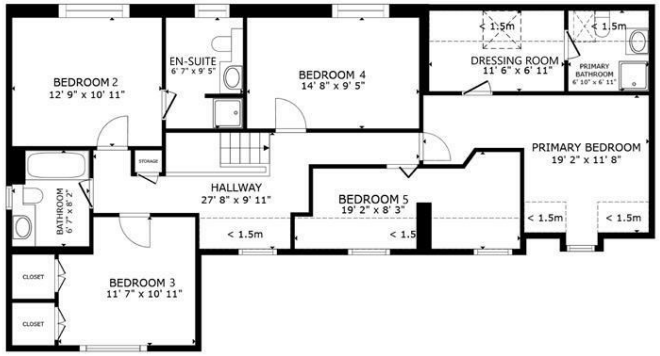








FLOOR 1



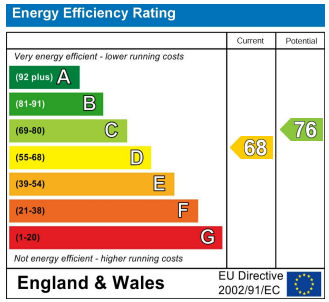
FLOOR 2

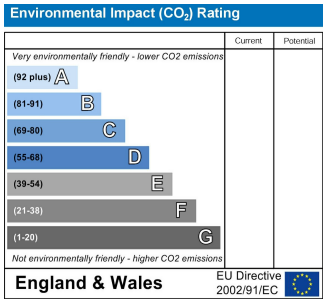
GROSS INTERNAL AREA
FLOOR 1 1,175 sq.ft. FLOOR 2 1,053 sq.ft.
EXCLUDED AREAS : GARAGE 393 sq.ft. PATIO 232 sq.ft. REDUCED HEADROOM 140 sq.ft.
TOTAL : 2,228 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

RICS