





Kingsacre Crown Hill, Llantwit Fardre

£450,000 Freehold

** LARGE FOUR BEDROOM DETACHED FAMILY HOME ** LARGE CORNER PLOT ** TRIPLE GARAGE ** A bright and spacious four bedroom detached family house located on a large corner plot with rear gated entrance to the driveway and triple garage (offering development potential, subject to planning). Entrance hallway, large open plan lounge and dining room with patio doors to the side court yard garden, sitting room, wet room, bedroom four/study and a spacious L-shaped kitchen and breakfast room with patio doors to the rear garden. To the first floor are three double bedrooms, a family bathroom and large storage cupboard. Gas central heating. Large lawned rear garden. No chain. EPC Rating: C

Council Tax band: TBD

Tenure: Freehold

LOCATION
The property is situated in the desirable area of Llantwit Fardre close to Church Village, Efail Isaf and Creigiau. Easily accessible to the M4 and A470 giving direct links to Cardiff, Bridgend and Swansea. Llantrisant Retail Park is also within close proximity. There are well regarded primary and secondary schools also close at hand.

ENTRANCE HALLWAY
Approached via a uPVC double glazed entrance door leading to the entrance hallway. Timber staircase with glass framed balustrade. Terrazzo style tiled flooring. Radiator.

LOUNGE AND DINING ROOM
Dimensions: 29' 7" x 19' 1"(max) (9.02m x 5.84m). An excellent sized open plan lounge and family dining room. Glass window wall to one side with patio doors leading to the enclosed side garden. Laminate flooring. Three radiator.

SITTING ROOM
Dimensions: 15' 2" x 9' 10" (4.63m x 3.01m). A good sized second reception with glass window wall to one side. Door to side garden. Laminate flooring. Radiator. Adjoining door to inner hallway.

INNER HALLWAY
With door from lounge and diner. Doors to sitting room, bedroom 4/study and ground floor wet room.

BEDROOM FOUR/STUDY
Dimensions: 11' 5" x 8' 9" (3.50m x 2.67m). With patio doors to the delightful rear garden, a versatile fourth double bedroom, study or playroom, depending on needs. Radiator.

WETROOM
Dimensions: 6' 4" x 6' 0" (1.94m x 1.83m). Modern wet room with white suite comprising low level wc, wash hand basin, walk in shower with 'Mira' electric shower and side glass panel. Full wall tiling. Tiled flooring. Electric shaver point. Window to side. Chrome heated towel rail.

KITCHEN AND BREAKFAST ROOM
Dimensions: 24' 8" x 17' 4" (7.54m x 5.29m). Well appointed kitchen with woodgrain panelled fronts and chrome handles beneath quartz worktop surfaces. Inset two stainless steel sinks with side drainers. Inset four ring electric hob with cooker hood above. Integrated oven and grill. Plumbing for dishwasher. Plumbing for washing machine. Space for tumble dryer. Large pantry storage cupboard. Wall mounted 'Baxi' combi gas central heating boiler (fitted approx. 2024). Tiled flooring throughout. Windows to front and side. Patio doors to rear. Upvc double glazed door to side. Velux window to side pitch.

FIRST FLOOR LANDING
Large storage cupboard with light. Radiator. Spotlights. Doors leading to all rooms.

BEDROOM ONE
Dimensions: 20' 1" x 12' 11" (6.13m x 3.96m). A good sized master bedroom, built in wardrobes and radiator. Velux window with countryside views. uPVC window to side.

BEDROOM TWO
Dimensions: 11' 4" x 10' 6" (3.46m x 3.21m). A third double bedroom. Radiator. Velux window with views.

BEDROOM THREE
Dimensions: 11' 0" x 10' 6" (3.37m x 3.21m). A third double bedroom. Radiator. Velux window to front with views.

FAMILY BATHROOM
Dimensions: 12' 11" x 5' 0" (3.96m x 1.54m). White suite; combined low level WC, wash hand basin with chrome mixer tap and vanity. Tiled bath with chrome mixer tap and shower. Shaving point. Extractor fan. Built in cupboard. Radiator. Spotlights. Obscured glass window.

OUTSIDE

FRONT
Large area of lawn. Paved driveway with parking for up to two vehicles. Gate leading to rear garden for access.

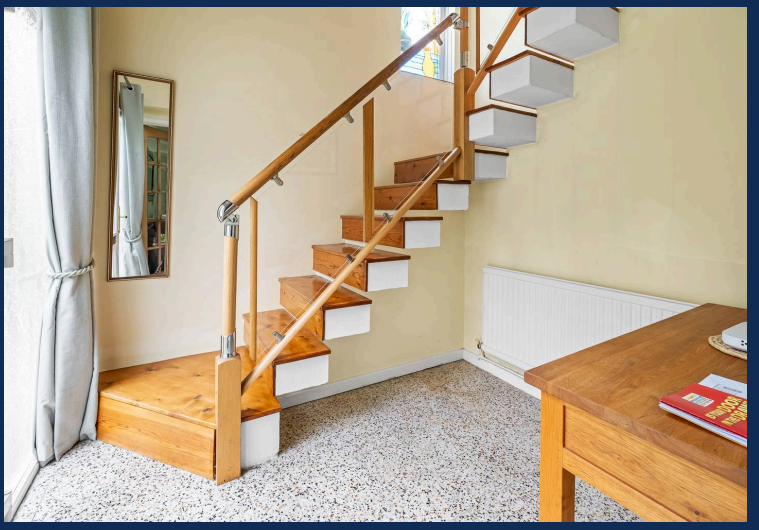
SIDE GARDEN
Enclosed by a concrete wall. Paved patio area, pond, mature shrubs and metal gate leading to rear garden.











REAR GARDEN
Large area of lawn with paved patio leading to front. Large block paved driveway entered via metal gates leading to triple garage.

TRIPLE GARAGE
Dimensions: 32' 8" x 23' 1" (9.96m x 7.05m). Three up and over doors opening into a spacious triple garage. Power and lighting.

ADDITIONAL INFORMATION

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.







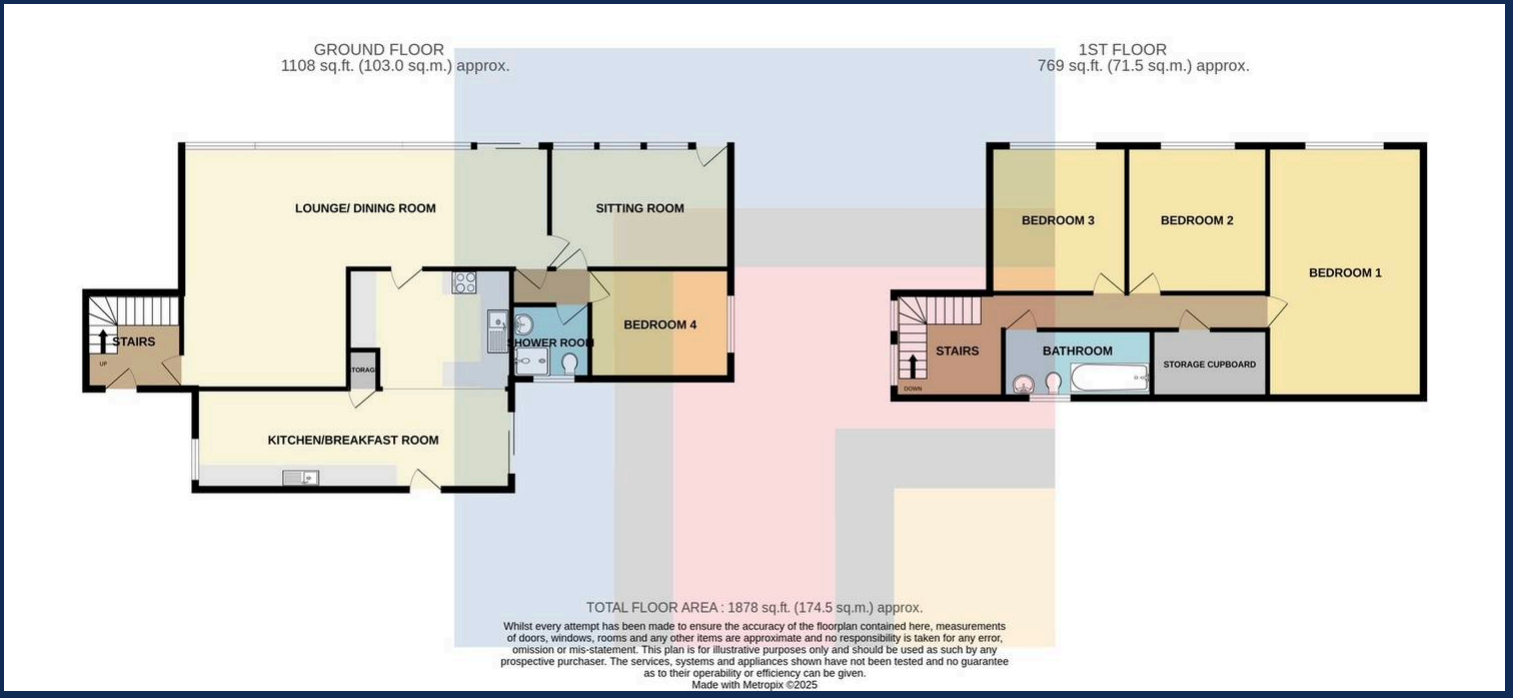












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