



38 Barons Close, Llantwit Major

Freehold

EXTENDED SEMI-DETACHED FAMILY HOME. • VIEWINGS COME HIGHLY RECOMMENDED • POTENTIAL TO SUB-DIVIDE MASTER BEDROOM • PARKING FOR APPROX 5 VEHICLES • CONVENIENT CENTRAL LOCATION • SOUTH FACING GARDEN • EPC 61D





This much improved and EXTENDED SEMI DETACHED FAMILY HOME, is located in a popular central location in Llantwit Major, within close walking distance of local amenities, shops and schools, and also within easy reach of the Heritage Coastline and beach. Briefly, the property which has been modernised throughout by the current owners, comprises; entrance hallway, cloakroom, sitting room, and kitchen/diner to the ground floor. To the first floor there are three double bedrooms, long landing and generously sized bathroom, with the potential to divide the master to provide 4 bedrooms. Outside there is a garden to the front with driveway and double gates to additional parking and the double garage. To the rear there is an enclosed SOUTH-FACING GARDEN. The property enjoys gas central heating and UPVC doors and windows. Viewings are highly recommended to fully appreciate the space this property offers both inside and outside the house, and to appreciate the location in the coastal town of Llantwit Major. Suitable for someone looking for a family home or wanting a location that offers easy access to the town's facilities.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Entrance Hallway

7' 0" x 6' 0" (2.13m x 1.83m)

Upvc wood effect door to front with stained glass feature. Upvc stained glass window to front. Wood flooring. Radiator. Stairs to first floor. Doors to Living Room, Cloakroom and Kitchen/Diner.

Cloakroom

6' 0" x 3' 10" (1.83m x 1.17m)

Slate effect ceramic tiles. Radiator. Low level WC. Pedestal wash-hand basin with tiled splashback. Alcove shelf for storage. Extractor fan. Door to Hall.



Living Room

16' 0" x 11' 0" (4.88m x 3.35m)

(narrows to 10'0 wide at chimney breast). Upvc windows to front and rear. Carpet flooring. Electric "log burner" effect stove with wooden over-mantle. Radiator. Storage cupboard.

Kitchen/Diner

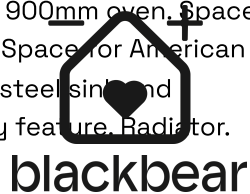
19' 0" x 19' 0" (5.79m x 5.79m)

Spacious L shaped kitchen diner measuring 19'0 x 10'0 plus 9'0 x 9'0 Upvc window and french doors to rear. Upvc window to side. two Upvc picture windows to side.

Terracotta effect ceramic tiles. Fitted with a range of wooden wall and base units with granite effect laminate worktop. Tiled splashbacks. Space for 900mm oven. Spaces for machine and dishwasher. Space for American freezer. Circular stainless steel sink and drain. Mixer tap with spray feature. Radiator.



Landing





Landing

16' 0" x 3' 10" (4.88m x 1.17m)

Landing widens to 6'0 at bedrooms two and three. Carpet flooring. Two Upvc windows to rear. Two radiators. Stairs to ground floor. Doors to three bedrooms and bathroom.

Master Bedroom

20' 10" x 12' 0" (6.35m x 3.66m)

Situated in the extension, the Master Bedroom was originally designed to be two bedrooms. This could be achieved very easily, or could provide a dressing room and en-suite bathroom, office etc. Carpet flooring. two Upvc windows to front. Two radiators.

Bathroom

10' 0" x 8' 10" (3.05m x 2.69m)


Very generously sized, the bathroom offers a 4 piece suite consisting of corner bath, shower enclosure with electric shower, pedestal wash-hand basin and low level wc. Upvc window to rear. Airing cupboard housing a Vaillant boiler. Ceramic tiled floor and wooden panelling to lower half of the walls. Radiator. Door to landing. Potential to create an entrance for a 4th bedroom.

Bedroom Two

11' 11" x 8' 0" (3.63m x 2.44m)

Measurements do not include depth of fitted wardrobes. Carpet flooring. Upvc window to front. Wooden fitted wardrobes.. Door to landing. Radiator.




Bedroom / Office
 8' 0" x 2.69m x 2.44m)
 Carpet flooring. Upvc window to rear. Radiator. Door to landing. Currently presented as an office



blackbear



Bedroom Three / Office

8' 10" x 8' 0" (2.69m x 2.44m)

Carpet flooring. Upvc window to rear. Radiator. Door to landing. Currently presented as an office.





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