



Sycamore Lodge, 4 Mill Lay Lane
Llantwit Major, Vale of Glamorgan, CF61 1QE

Watts
& Morgan



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Guide price: £850,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An extraordinary detached home in this much sought-after lane, conveniently close to Llantwit Major town and the beach. Dramatically and comprehensively modernised in recent years, the accommodation has been most thoughtfully extended to provide a great family space with all modern conveniences. Hallway, cloakroom, living room with wood burner, kitchen/living/dining space, also utility area. Principal bedroom with en suite shower room, three further double bedrooms, luxurious family bathroom and study area. Driveway parking, garage/store, south-facing frontage and enclosed garden to rear with seating areas and lawn.

EPC rating: TBC

Directions

Llantwit Major Town Centre – 0.5 miles

Cardiff City Centre – 18.5 miles

M4 Motorway, J35 Pencoed – 9.7 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Sycamore Lodge is a detached family home on one of the most sought-after streets in Llantwit Major, roughly midway between Llantwit Major town and the beach. Understood to have been built in the mid-1970s, the property has been most thoroughly and comprehensively modernised in recent years to provide a stylish, coherent family home with all modern conveniences. Covered entrance porch leads into a central ground floor hallway from which a staircase leads to the first floor; wooden flooring extends from here into the family lounge and into the kitchen/living/dining space. One additional door opens into a cloakroom/WC. Enjoying a dual aspect, the family lounge runs the depth of the property with bi-fold doors to the front and to the rear opening to the respective gardens. It has, as a focal feature, a contemporary wood burning stove. Kitchen/living/dining space is a wonderfully practical family area with distinct kitchen, dining and sitting areas. The sitting and dining areas share a double-sided wood burning stove. The contemporary kitchen includes a comprehensive range of units with fitted appliances to remain including gas hob, twin electric ovens, integrated dishwasher and space remaining for a tall fridge/freezer. An adjacent utility room gives access to the rear garden and to the garage and has space/plumbing for a washing machine. The worktops to the kitchen extend to form a breakfast bar and the kitchen is open to the adjoining dining area, again positioned to look out over the front garden and enjoy a southerly aspect. This is a great space with ample room for a large family size dining table. An open, square arch links through to a neat family sitting room, again looking to the front elevation.

To the first floor a landing area has doors leading to all bedrooms and to the family bathroom. Running the width of the front of the property is an superb balcony with glass balustrading from which to enjoy the southerly aspect. The three largest bedrooms all have access to the same. The largest, principal bedroom is a great space with bi-fold doors providing a "wall of glass" and opening to the balcony. A second window over-looks the rear garden. It has its own en suite finished in a contemporary manner. Two further double bedrooms look to the front, a third additional double bedroom with fitted wardrobe overlooks the rear garden. These three bedrooms all share use of a quite luxurious family bathroom with contemporary slipper bath and separate shower cubicle. A former bedroom is open to the landing and is used as a study / home work space.

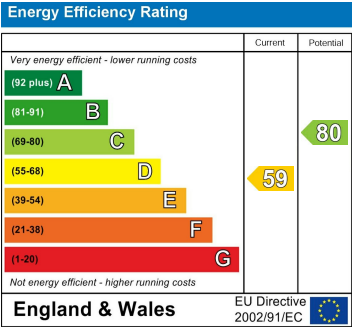
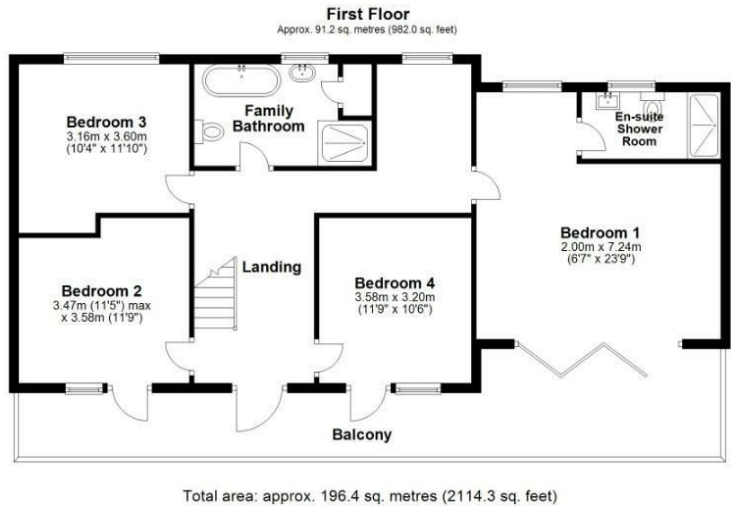
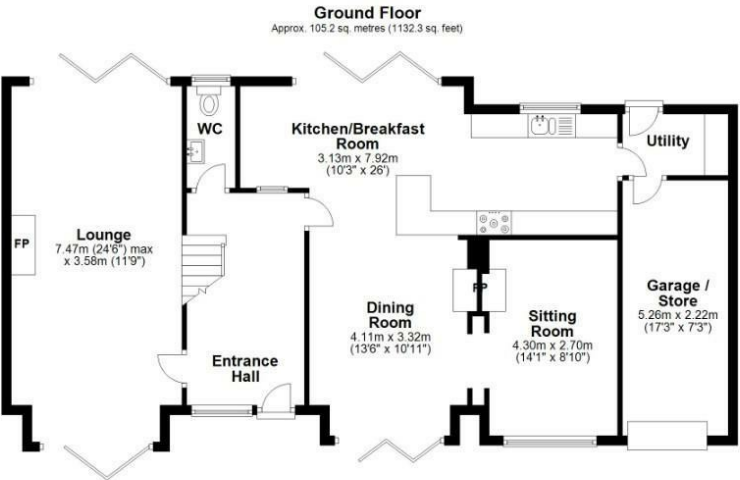
Additional information

Freehold. All mains services connect to the property. Gas fired central heating. Council Tax: Band G



Garden & Grounds

Sycamore Lodge is accessed via a pull-in from Mill Lay Lane and occupies a generous plot, raised above the road and positioned and enjoying a southerly frontage, looking over a wooded bank beyond the lane towards Rosedew Farm. Pull-in access leads to a resin-topped driveway with ample parking for 3 – 4 cars. Driveway continues to a roller shutter door giving access to a former garage / store space (approx. max. 5.5m x 2.3m) providing a significant space, ideal for storage of family bikes, tools etc. The driveway skirts past a lawned front garden and runs to the western side of the property from which a path leads through a gated entrance into the rear garden. Rear garden is an enclosed and sheltered space with a slate chipped seating area – ideal for evening dining - with steps leading up to a larger area of lawn. Slate chipped area includes a hot tub area with ‘Blue Whale’, 5-seater hot tub to remain by separate negotiation. The area of lawn beyond leads, in turn, to a further seating area to the far end of the garden, close to the boundary fence. To the eastern side of the property a gated entrance from the driveway leads through a broad covered walkway, this additional sheltered area being ideal for log storage.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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