



33 Shakespeare Drive, Llantwit Major,  
Vale Of Glamorgan, CF61 1WW

Watts  
& Morgan



# 33 Shakespeare Drive, Llantwit Major

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## Guide Price £285,000 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room  
Open-Plan Living

An immaculately presented, extended two bedroom property located in the popular coastal town of Llantwit Major.

Situated in a tranquil position within a quiet cul-de-sac, backing onto open fields. Just a short walk to the high street with train station, shops, schools and Llantwit Major beach.

Accommodation to include; entrance porch, substantial open-plan kitchen/living room with bi-folding doors leading to the rear garden. Also a utility room with WC. First floor presenting two bedrooms and a sleek family bathroom.

Beautifully landscaped rear garden with countryside views, plus two allocated parking spaces.

Viewing highly recommend to appreciate this impeccable home within the Vale Of Glamorgan. EPC Rating: C.



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### Directions

Cowbridge Town Centre – 6.0 miles

Cardiff City Centre – 20.4 miles

M4 Motorway – 10.0 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### SITUATION

The historic & coastal town of Llantwit Major, includes Iron Age hill forts, fine Tudor buildings, a Roman villa and a medieval grange. The imposing 11th century St Illtud Church has been described as the Westminster Abbey of Wales. The town has excellent Welsh and English medium primary schools as well as a secondary school. Within the town there are a good range of shops – including two supermarkets, five reputable public houses, friendly cafes and well-established restaurants. More facilities include; a health centre, leisure centre, rugby club, football club as well as many other local sports facilities.

### ABOUT THE PROPERTY

Just a short stroll to the town centre, sits 33 Shakespeare Drive, neatly tucked away in a quiet cul-de-sac with truly stunning open countryside views to the back. This beautiful family home has been cleverly extended by the current owners to a high standard to make the most of the amazing outlook, and offers superb open-plan living. This immaculately presented property is also within walking distance to reputable schools, train station and several restaurants, pubs and cafés.

The welcoming entrance porch provides a fitted storage closet - ideal for cloaks and shoes, and opens into a useful utility/WC with plumbing for appliances and provides useful storage. Also, from the porch, a glazed oak door leads into the heart of this home - the substantial open-plan kitchen/living room with quality wood-effect laminate flooring laid to contemporary 'herringbone' pattern, with 'Wet' underfloor heating. Large bi-folding doors seamlessly link to the rear patio - ideal for entertaining - with the open countryside views beyond. To the kitchen/dining area, a range of solid two-tone 'Howdens' wall and base units provide ample storage, to include large pantry cupboards, deep pan drawers and complementary stone-effect work surfaces with co-ordinating breakfast bar. Integral appliances to remain include: electric oven with grill, 4-ring induction hob, slim-line dishwasher and fridge/freezer. One kitchen cupboard houses the gas combi boiler, and a floor to ceiling picture window overlooks the garden. To the dining area, there is ample space for freestanding furniture and a staircase with modern exposed oak spindles leads to the first floor.

The first floor landing provides a loft hatch and a useful shelved storage cupboard. Doors from here lead into the two spacious bedrooms with wonderful private outlooks; one with a double fitted wardrobe. Both bedrooms have shared use of the 3-piece modern family bathroom.



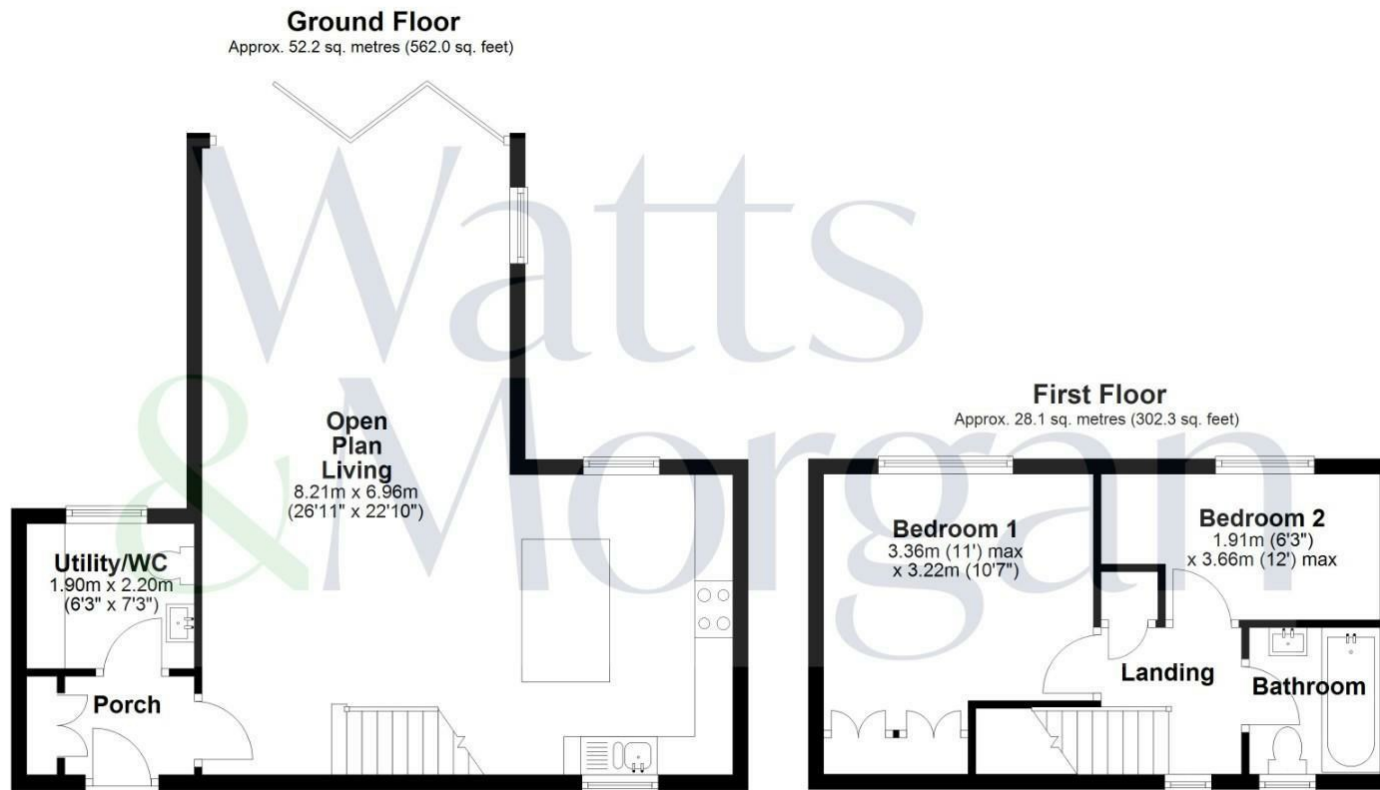
## GARDENS AND GROUNDS

Positioned to the bottom of a shared driveway, 33 Shakespeare Drive benefits from two allocated parking spaces adjacent to the property.

The front garden is predominantly laid to lawn with a footpath to the front door, and a timber side gate provides access to the rear garden. The completely private, south-facing rear garden has been landscaped to offer a variety of mature shrubs and planted borders, with seating areas to enjoy this sunny aspect. The garden is directly accessed from the main living space and seamlessly connects through bi-fold doors - ideal for outdoor entertaining and dining. To the bottom of the garden, there is an additional patio area and space for a shed. This part of the lawn slopes down to a trickling brook, with fields beyond.

## ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired combi, also 'Wet' underfloor heating to kitchen/living areas. Council tax band C. Positive Input Ventilation (PIV) system installed.



Total area: approx. 80.3 sq. metres (864.3 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		90
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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