



1 Cwrt Syr Dafydd
Llantwit Major, Vale of Glamorgan, CF61 2SR

Watts
& Morgan



1 Cwrt Syr Dafydd

Llantwit Major, Vale of Glamorgan, CF61 2SR

Guide price: £425,000 Freehold

4 / 5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A modern family home on this ever popular development, close to the northern edge of Llantwit Major. Available with no onward chain, the well-presented, move-in ready accommodation includes: entrance hallway, lounge opening to dining room, kitchen/breakfast room and second reception room with its own shower / WC (possible 5th bedroom). To the first floor: four bedrooms, the largest three with fitted wardrobes, the principal bedroom with its own en suite shower room. Family bathroom with bath and separate shower. Driveway parking for two cars. South-facing enclosed garden to the rear with broad paved patio area, lawn and sizeable garden shed/store/ home office.



Directions

Llantwit Major Town Centre – < 1 mile

Cardiff City Centre – 18.4 miles

M4 J35 Pencoed – 9.1 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

About the property

Cwrt Syr Dafydd is a detached family home built just under 30 years ago and located on this popular development close to the northern edges of Llantwit Major. Available with no onward chain, the accommodation is in great “move-in ready” order. A covered entrance porch leads into a ground floor hallway from which a staircase leads to the first floor and doors lead to the lounge; to the kitchen; and to a family sitting room. The lounge features a bay window looking over the front garden onto Cwrt Syr Dafydd; an open, square arch links it to the dining room from which a door leads into the kitchen and double doors open out to the south facing rear garden. The kitchen is a modern space with a comprehensive range of units and worktops extending in part to form a breakfast bar. Gas hob and electric oven included; space for a fridge freezer; plumbing for a washer, dryer, dishwasher. A broad window from the kitchen looks out on to the rear garden while a door opens to the same. To the ground floor is an additional reception room created from the original garage. It has its own en suite shower room/WC and could easily be used as an additional bedroom if ever required.

To the first floor a central landing area has doors leading to all four bedrooms and to the family bathroom. The three largest bedrooms are all good double rooms and all feature fitted wardrobes. The largest, principal bedroom has its own contemporary en suite shower room. The other three bedrooms all share use of a luxurious, contemporary bathroom with bath and separate shower cubicle.

Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band F



Garden & Grounds

At the entrance to this cul-de-sac, 1 Cwrt Syr Dafydd has two off-road parking spaces fronting it. A paved path to one side leads, via a gated entrance, into the rear garden. The property enjoys a wonderful southerly aspect to the rear and catches the sun as it passes all day. A broad, paved seating area runs the width of the plot. To one corner of the garden is a sizeable shed/store room/home gym/multi-use home office (approx. max 4.6m x 3m; power connected). Beyond the paved patio is a lawn running up to mature shrub border abutting the rear boundary wall.

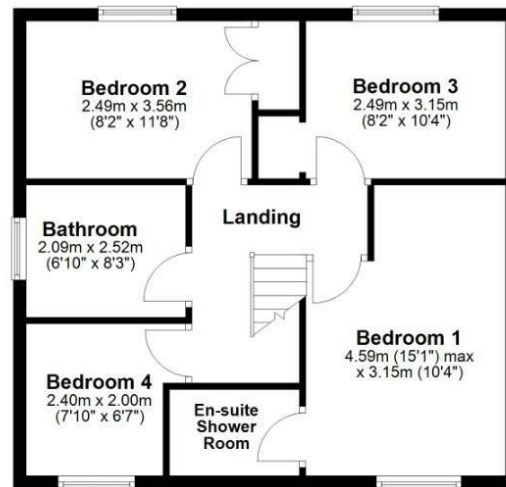
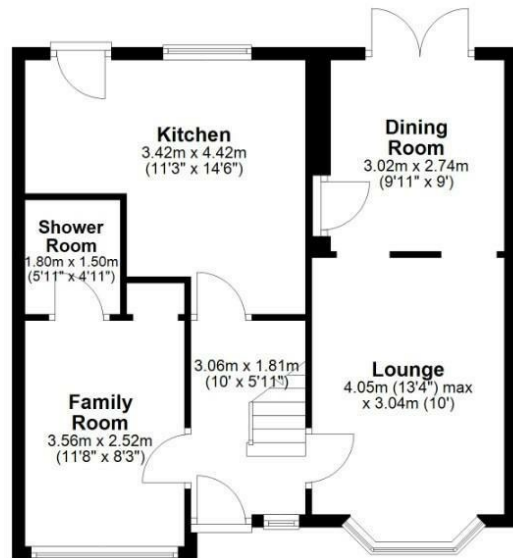
Ground Floor

Approx. 69.0 sq. metres (743.0 sq. feet)



First Floor

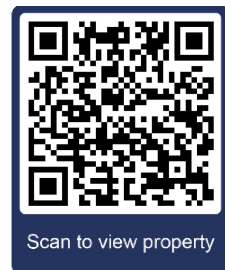
Approx. 54.2 sq. metres (583.6 sq. feet)



Total area: approx. 123.2 sq. metres (1326.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(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	



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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