



## Clos Y Wiwer, Llantwit Major

**£425,000**

- Tucked away on the outskirts of Pentre Cwrt, Llantwit Major—offering tranquillity and easy access to local schools, shops, and the stunning Heritage Coastline.
- Beautifully renovated four-bedroom detached home with a charming stone façade and spacious, contemporary interiors.
- Includes a cosy log-burner lounge, open-plan kitchen/diner with integrated appliances, utility room, conservatory, and luxurious bathrooms.
- Landscaped private garden perfect for entertaining, plus off-road parking via a wide driveway and garage.
- EPC Rating: C



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## About the property

Located in a rarely available position on the outskirts of Pentre Cwrt, Llantwit Major, this beautifully presented four-bedroom detached home has been thoughtfully renovated by the current owners to an exceptional standard. The attractive stone-fronted exterior gives way to spacious, modern interiors ideal for family living. The home comprises an entrance hallway, cloakroom/WC, a cosy sitting room with log burner, a stunning open-plan kitchen/diner with integrated appliances, utility room, and a conservatory opening to the landscaped rear garden. Upstairs features four well-proportioned bedrooms, a luxurious family bathroom, and an en-suite to the master. The rear garden is private, enclosed, and designed for outdoor entertaining. Off-road parking is provided via a wide driveway and a garage. The property is within easy reach of local schools, shops, and the picturesque Heritage Coastline.





## Accommodation

### Entrance Hallway

Bright and welcoming with ceramic floor tiles, a radiator, and access to main reception rooms. UPVC opaque glazed door and tiled canopy.

### Cloakroom

Practical downstairs WC with pedestal basin, radiator, ceramic floor tiling, and UPVC opaque window to the front.

### Sitting Room

16' 7" x 10' 3" ( 5.05m x 3.12m )

A cosy front-facing room with a charming log burner as the focal point. Includes wood effect flooring and double doors leading into the kitchen/diner.

### Kitchen / Diner

21' 11" x 11' 6" ( 6.68m x 3.51m )

Modern and spacious, with stylish eye-level and base units, integrated appliances, solid wood worktops, and space for a dining area. Opens to the conservatory via sliding doors.

### Utility Room

Functional space with fitted base units, stainless steel sink, space for appliances, and rear access to the garden.

### Conservatory

12' 2" x 11' 8" ( 3.71m x 3.56m )

With French doors to the garden, wood effect flooring, and a radiator — ideal as a second sitting or dining area.

### First Floor Landing

Includes loft access via pull-down ladder and doors to all bedrooms and the family bathroom.

### Master Bedroom

13' 8" x 11' 11" ( 4.17m x 3.63m )

Spacious master bedroom with fitted wardrobes and a rear aspect window. Includes private access to a modern en-suite.

### En-Suite Shower Room

Well-finished with a mixer shower, low level WC, wash hand basin with mixer tap, ceramic tiled floor, and heated towel rail.

### Bedroom Two

12' 10" x 8' 6" ( 3.91m x 2.59m )

A comfortable double room with front aspect UPVC window and radiator.

### Bedroom Three

9' 10" x 8' 9" ( 3.00m x 2.67m )

A light-filled rear bedroom, ideal as a guest room or office. Includes down lighting and a radiator.

### Bedroom Four

8' 2" x 7' 7" ( 2.49m x 2.31m )

Versatile fourth bedroom with a front-facing window, radiator, and down lighting.

### Family Bathroom

Stylish main bathroom featuring a bath with mixer shower, modern wash basin unit, WC, tiled walls, and vertical radiator.

### Front Garden And Driveway

Attractive block-paved and tarmac driveway offering generous off-street parking, with gated side access to the rear garden.

### Garage

Single garage with roller door, power, and lighting. Access to loft. Ideal for storage or workshop use.

### Rear Garden

A spacious and beautifully landscaped and child-friendly with a mix of lawn and stylish porcelain tiled patio areas — perfect for entertaining.

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## Floorplan



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