WATTS & MORGAN 160 ANNIVERSARY 1857-2017

33 Tyle House Close, Llanmaes, Near Llantwit Major, Vale of Glamorgan, CF61 2XZ

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A 3 BEDROOM BUNGALOW WITH WEST FACING GARDEN AND LOCATED WITHIN THIS POPULAR VILLAGE.

- **Cardiff City Centre** **14.3 miles**
- **Llantwit Major** **1 mile**
- **Cowbridge** **4.8 miles**
- **M4 (J35)** **10.1 miles**

Accommodation and amenities:

Hallway • Lounge • Dining Room • Kitchen

Three Bedrooms • Bathroom

Driveway Parking • Garage

Lawned Front Garden • West Facing, Enclosed Rear Garden

EPC Rating: D64

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SITUATION
Llanmaes is a small well regarded Village a few minutes drive away from the historic town of Llantwit Major. The Town offers excellent local facilities including well regarded schooling, a wide range of shops and leisure and sporting facilities. The Old Town is particularly attractive with its narrow winding Streets and the beach and the Heritage Coast, is just a mile or so to the south. The good local road and rail network brings major centres within easy commuting distance including the Capital City of Cardiff, Swansea, Bridgend, Llantrisant, Barry etc.

ABOUT THE PROPERTY
A true bungalow, available with no chain and located to the centre of this popular village. The accommodation includes a living room and a dining room, both looking out over the front garden. The kitchen includes an oven and hob and has space / plumbing for a washing machine. A door from the kitchen opens to a path to the northern side of the property and continues to the garage.

Of the three bedrooms, two of these are doubles and they both look out onto the west facing rear garden. All the bedrooms have use of the modern, adapted bathroom suite with walk-in shower.

GARDENS AND GROUNDS
The driveway, to one side of the property, runs past a lawned front garden and has ample room for parking at least two cars. It leads, in turn, to the garage (approx. max 5.5m x 2.7m) via an up and over door.

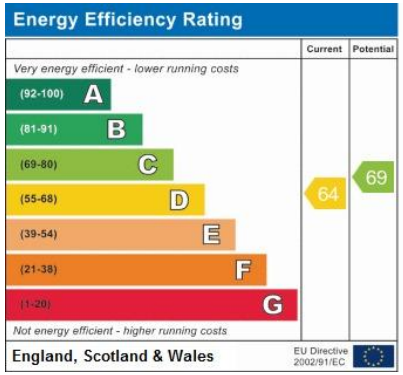
A gated entrance from the driveway opens into the rear garden. It is overlooked by the two largest bedrooms and includes a patio area edged by raised beds beyond which is a larger lawn. The rear garden is enclosed and enjoys a westerly aspect. A door from the kitchen opens to a path to the northern side of the property which again leads in to the rear garden.

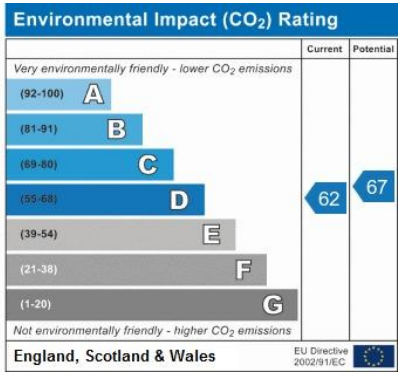
TENURE AND SERVICES
Freehold. All mains services connect to the property. Gas-fired central heating.

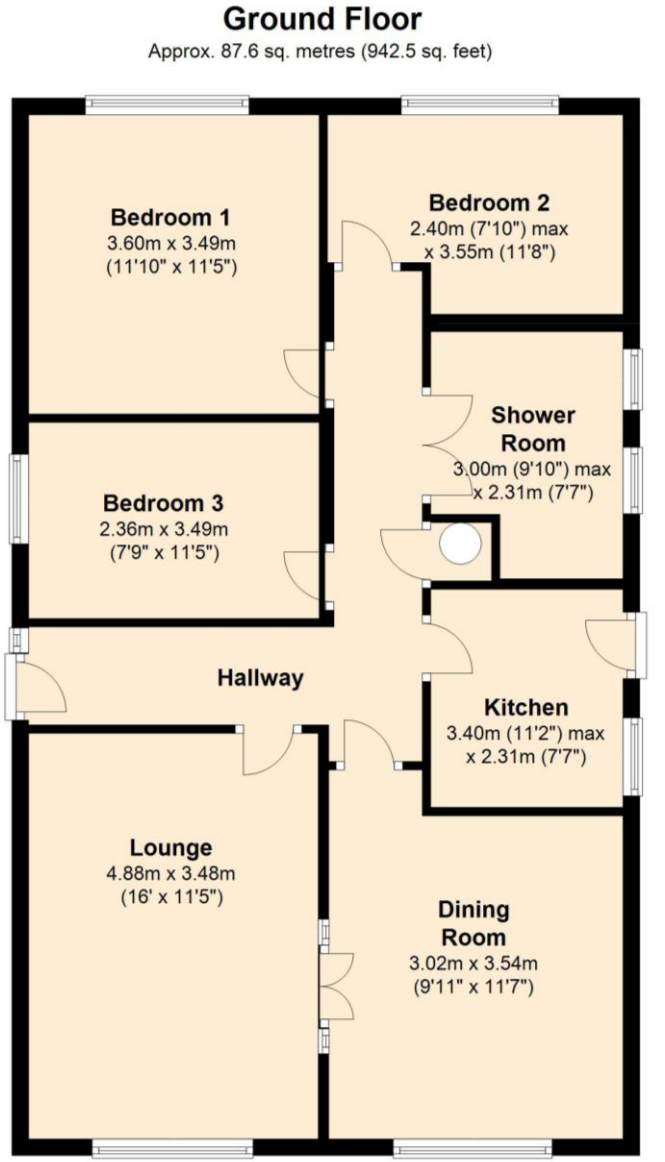
DIRECTIONS
From our Cowbridge office, leave the town in a westerly direction and proceed along Llantwit Major Road. After approximately 2 miles you will be met by a T-junction, at which you turn left following signs for Llantwit Major. Continue on this road for approximately 2 miles and take the first exit, left, at the roundabout Travel on this road, and pass over the mini-roundabout. At the traffic lights, turn left and follow the road towards Llanmaes village. Continue past the first turning into Tyle House Close, following the signs and taking the later turning, passing the Village Green, into the continuation on Tyle House Close. No 33 will be on your right.

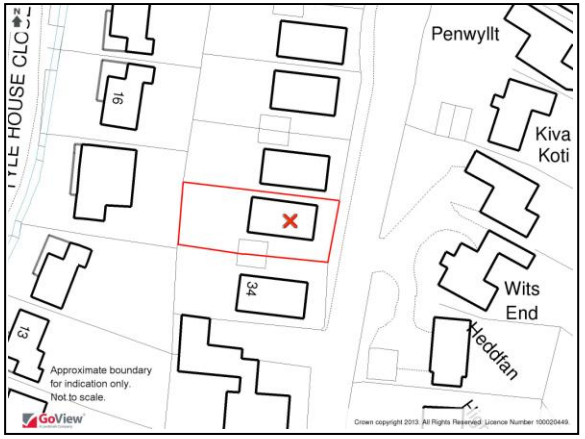
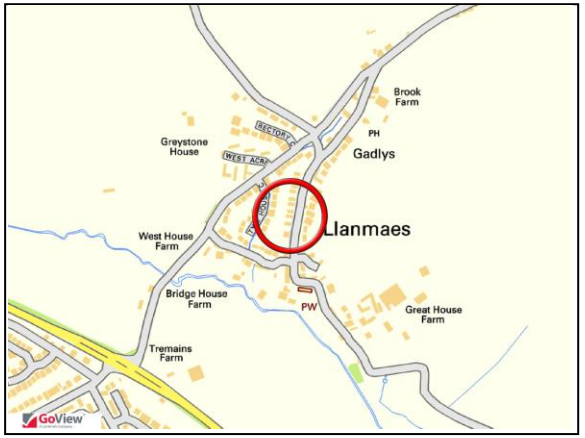
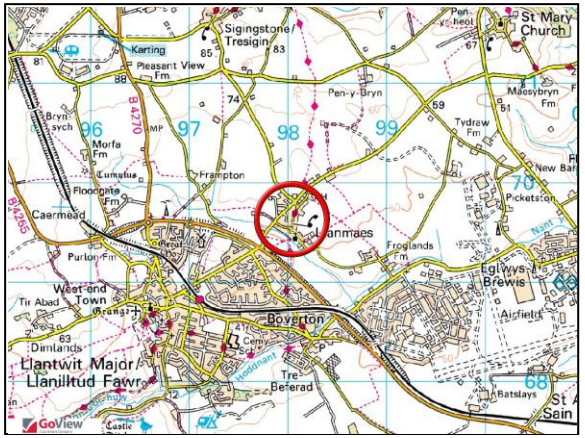
PROCEEDS OF CRIME ACT 2002
Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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 part of any contract.







Total area: approx. 87.6 sq. metres (942.5 sq. feet)

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