

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Castle Brook Lodge Castle Brook Lodge, Llanmaes Llantwit Major

£635,000



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## About the property

PA Black Cowbridge are delighted to offer to market this rare opportunity to acquire a new build dormer bungalow in the picturesque village of Llanmaes. The property has been well designed to offer spacious and versatile accommodation and boasts high specification fittings throughout with the opportunity for a purchaser to have their say in the final touches.

Llanmaes is an inclusive and active community with a long history, with remains of a Roman fort in fields next to the coast road. St Cattwg's church was built in the 13th century and this older part of the village around the church has the most picturesque cottages and houses and includes the remains of the keep to the Norman Malefant Castle.

Internally the property offers a hallway, main reception room, second reception room / bedroom four, a fantastic open plan kitchen / dining room with bi fold doors leading to the enclosed rear garden, shower room, utility room, boiler room and access to the integral garage with three bedrooms with an ensuite to the Master in addition to the family bathroom to the first floor.

Externally there are gardens to the front and rear of the property in addition to a driveway for several vehicles.

The Village green has been preserved, across from the pub "The Blacksmiths Arms" and Llanmaes also has a village hall. Local primary schools are located in Llantwit Major, Cowbridge is within 10 minutes driving distance and within 20 minutes is exit 35 onto the M4.

## Accommodation

### Hallway

Entered via composite front door. Spacious hallway with UPVC double glazed window to the side, doors to main reception room, reception room two / bedroom four and kitchen / dining room, radiator. stairs leading to the first floor.

### Main Reception Room

16' 10" x 15' 2" ( 5.13m x 4.62m )  
UPVC double glazed window to front, radiator, opening through to kitchen / dining room.

### Reception Room 2 / Bedroom 4

13' 2" x 9' 8" ( 4.01m x 2.95m )  
UPVC double glazed window to the front, radiator.

### Kitchen / Dining Room

24' 7" x 14' 3" ( 7.49m x 4.34m )  
Fantastic open plan living space with bifold doors leading to the rear garden, UPVC double glazed window overlooking the rear garden. Units to base and wall height, granite worktops and breakfast bar inset with double sink and tap over, integrated dishwasher, Smeg fridge / freezer, Lamona oven with induction hob and extractor hood over, granite splash back, entrance to utility room.

### Utility Room

9' 8" x 9' ( 2.95m x 2.74m )  
UPVC double glazed door to rear, units to base and wall height, entrance to shower room.

### Shower Room



9' 9" x 3' 7" ( 2.97m x 1.09m )

To be fitted with shower unit, pedestal wash hand basin, low level WC, radiator.

### **Boiler Room**

9' 10" x 6' ( 3.00m x 1.83m )

UPVC glazed window to rear, door leading to the side of the property, units to base and wall height, one of which housing Baxi combi boiler, entrance to garage.

### **Garage**

19' 5" x 9' 10" ( 5.92m x 3.00m )

Power and lighting, electric roller shutter door to the front.

### **Landing**

Doorways to three bedrooms, bathroom and storage area.

### **Bedroom One**

20' 4" x 18' 2" ( 6.20m x 5.54m )

UPVC double glazed window to the front, Velux window to the rear, access to the en suite.

### **En Suite**

8' 5" x 7' 4" ( 2.57m x 2.24m )

Velux window to front. To be fitted with shower unit, wash hand basin and low level WC.

### **Bedroom Two**

16' 5" x 11' 1" ( 5.00m x 3.38m )

UPVC double glazed window to front, radiator.

### **Bedroom Three**

15' 3" x 10' 6" ( 4.65m x 3.20m )

UPVC double glazed window to rear, radiator.

### **Family Bathroom**

10' 2" x 8' 10" ( 3.10m x 2.69m )

Obscure UPVC double glazed window to side, to be fitted with bath, shower, pedestal wash hand basin and low level WC.

### **Front Garden**

Driveway for several vehicles, low level wall and decorative fencing to boundaries, access to the sides and rear of the property.

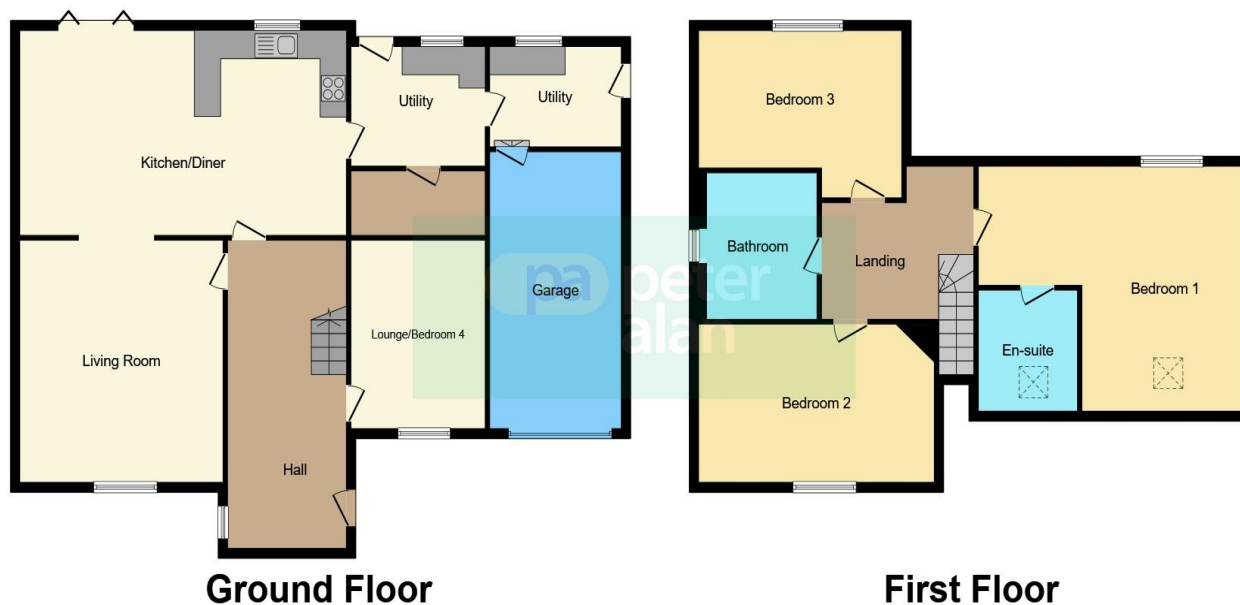
### **Rear Garden**

To be laid mostly to lawn with walls and decorative fencing to boundaries.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.