



## Wimbourne Close, Llantwit Major

£300,000

- Spacious layout featuring three bedrooms, an open-plan kitchen/dining room, living room and stylish family bathroom
- South-facing rear garden with lawn, new fencing, and a versatile garage with French doors and decorative stone seating area
- No forward chain and fully renovated throughout, including new windows, doors, boiler, kitchen, bathroom, radiators, and carpets
- Prime location just a mile from the beach and within walking distance to schools, shops, and train station
- EPC Rating: C



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## About the property

**NO FORWARD CHAIN.** A superb opportunity to acquire a fully modernised three bedroom family home completed to a lovely standard, in a sought-after location in Llantwit Major, just a short walk from the stunning Heritage Coastline.

This beautifully presented property is ideally situated close to local shops, schools, amenities, and the train station, making it perfect for family life and commuters alike.

The accommodation comprises an inviting entrance hallway, a bright living room that flows into an open-plan kitchen and dining area. Upstairs features three well-proportioned bedrooms and a stylish family bathroom.

Externally, the home benefits from a front garden with driveway parking, and a level, southerly facing rear garden-newly laid to lawn and enclosed by close board timber fencing, with gated access to the driveway. A versatile garage with a rear window and French doors, opens onto the garden with a further seating area, ideal for summer evenings.



### Entrance Hallway

Carpeted entrance hallway with stairs rising to the first floor. Radiator and French doors leading to the living room.

### Living Room

13' 8" x 12' 2" ( 4.17m x 3.71m )  
A room filled with natural light from the two UPVC double glazed windows overlooking the front garden. Fitted carpets, radiator. Understairs storage cupboard. Glazed double doors flow in to the open plan kitchen dining room.

### Kitchen / Dining Room

Open plan space occupying the whole width of the house overlooking the rear garden.

### Kitchen

10' 11" x 7' 2" ( 3.33m x 2.18m )  
The kitchen is fitted with a modern selection of wall and base units from Homebase, featuring a sleek gloss finish and complementary worktops. An additional run of base units serves as a breakfast bar and also creates a natural divide between the kitchen and dining area. The space is finished with white wall tiles for a clean, contemporary look.

Integrated appliances include an induction hob, extractor hood, electric oven, and dishwasher. There is also space for a washing machine, along with an under-counter fridge and freezer. A window and rear door provide access and views to the garden at the back of the property.

### Dining Room

10' 6" x 8' 6" ( 3.20m x 2.59m )  
Open plan to the kitchen with wood effect flooring in a herringbone design. Large window overlooking the rear garden. Radiator.

### First Floor Landing

Carpeted stairs leading from the entrance hallway. Large window to the side allowing lots of natural light. Doors to all first floor rooms.

### Bedroom One

15' 8" max x 8' 10" ( 4.78m max x 2.69m )

Well proportioned principal bedroom with space for freestanding furniture. Large UPVC window to the front, fitted carpets and radiator.

### Bedroom Two

9' 4" x 9' 3" ( 2.84m x 2.82m )  
Double bedroom with large UPVC window overlooking the rear garden. Carpets, radiator and door leading to cupboard housing brand new combi boiler.

### Bedroom Three

10' 4" x 6' 10" ( 3.15m x 2.08m )  
UPVC window to the front aspect. Fitted carpets, radiator and over stairs cupboard.

### Bathroom

6' 4" x 6' 4" ( 1.93m x 1.93m )  
Fitted with a brand new white suite, comprising panel bath with overhead shower and screen. Wash hand basin and low level w.c. Tiled walls and tile effect flooring. Obscure double glazed window to the rear. Radiator

### Driveway And Garage

Driveway parking offering off road parking for several vehicles.  
Single garage with up and over door. Light and power. PVC double glazed window to the rear and French doors opening on to the rear garden, offering versatility.

### Gardens

To the front of the property, you'll find a well-maintained garden mainly laid to lawn, complemented by an area of decorative stone. A long driveway provides ample parking and leads to a single garage. Gated side access takes you through to the rear garden, which enjoys a southerly aspect and is both level and generously sized.

The rear garden is mostly laid to newly-installed lawn, bordered by recently fitted fencing for privacy. Behind the garage, there's a spacious area finished with stone chippings—ideal for additional seating, a large shed, or children's play equipment. The garage has also been upgraded with newly fitted French doors that open directly onto the garden, along with an additional rear-facing window.

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## Floorplan



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