

THE HOLLIES CROESCADE LANE LLANTWIT FARDRE CF38 2PP

EXTERIOR PHOTOS DO NOT DO JUSTICE TO THIS LARGE PROPERTY BEING ON TWO LEVELS WITH ADAPTABLE ACCOMMODATION WHICH COULD BE UTILISED AS A SINGLE STOREY BUNGALOW WITH SEPARATE APARTMENT OR AS A SINGLE LARGE FAMILY DWELLING - LARGE GARDEN - RURAL ASPECT TO REAR. VIEWING A MUST.



* PORCH * HALL * LOUNGE * DINING ROOM * KITCHEN * UTILITY * CONSERVATORY *
THREE BEDROOMS * BATHROOM + EN-SUITE * GAS CENTRAL HEATING * DOUBLE
GLAZED * LARGE GARDENS * GARAGE + PARKING FOR A NUMBER OF CARS * SELF-
CONTAINED FLAT: LOUNGE * KITCHEN/DINING ROOM * BEDROOM * SHOWER ROOM *

Asking Price: £355,950

*Traditional Values
Modern Methods*

WMT3131

ACCOMMODATION COMPRISES

PORCH: Upvc double glazed with polycarbonate roof, half glazed Upvc double glazed entrance door. Opening Upvc double glazed windows to front. Ceramic tiled flooring. Upvc double glazed double opening fully glazed doors to:

HALL: 'L' shaped. Fitted carpet. Two radiators. Dado rail. Plastered and coved ceiling. Loft access. Double cloaks cupboard plus further walk-in stores. Doors to lounge, kitchen, bedrooms plus bathroom accommodation. Central heating thermostat.

LOUNGE: 22'4" x 13'5" (6.81m x 4.09m) Upvc double glazed windows to front and side. Two radiators. Fitted carpet. Door to dining room. Upvc double glazed patio doors leading to conservatory. Plastered and coved ceiling. Two centre ceiling lights, one wall light.

DINING ROOM: 10'2" x 9'6" (3.1m x 2.9m) Upvc double glazed window to rear. Radiator. Fitted carpet. Plastered and coved ceiling. Bi-folding door to kitchen.

KITCHEN: 12'3" x 11'8" (3.73m x 3.56m) Upvc double glazed window to rear. Ceramic tiled flooring. Radiator. Bi-folding door to utility room. Door to hall. Range of cream colour fronted Shaker style wall and floor units with butcher block style work surfaces. Gas point. Stainless steel cooker hood. Plumbed for automatic dishwasher. Space for fridge/freezer. Tiled splash back. Door to dining room.

UTILITY ROOM: 8'9" x 5'9" (2.67m x 1.75m) Units plus work tops to match kitchen. Upvc double glazed fully glazed door to rear. Upvc double glazed window to rear. Radiator. Ceramic tiled flooring. Plumbed for automatic washing machine. Space for tumble dryer.

CONSERVATORY: 7'9" x 23'6" (2.36m x 7.16m) Across front of property. Upvc double glazed with windows on three sides. Polycarbonate roof with opening roof light, quarter lights. Wooden Venetian blinds. Ceramic tiled flooring. Wired for three wall lights. Stairs leading down to lower ground floor area.

BEDROOM ACCOMMODATION OFF HALL

BEDROOM THREE: 10'0" x 13'6" (3.05m x 4.11m) (into wardrobe recess) Radiator. Fitted carpet. Upvc double glazed window to front.

BATHROOM: White suite comprising low level wc, pedestal wash hand basin and corner whirlpool/spa bath. Tiled splash back. Plastered and coved ceiling. Ceramic tiled flooring. Upvc double glazed window to rear. Radiator.

BEDROOM TWO: 16'2" x 10'2" (4.93m x 3.1m) Upvc double glazed window to front. Radiator. Fitted carpet. Wired for two wall lights.

BEDROOM ONE: 13'0" x 11'9" (3.96m x 3.58m) Upvc double glazed window to rear. Radiator. Fitted carpet. Fitted wardrobes plus dressing table.



EN-SUITE: Cream colour low level wc, pedestal wash hand basin and double shower cubicle with electric shower unit. Upvc double glazed window to rear. Radiator.

**LOWER GROUND FLOOR which may be utilised as a:
SELF-CONTAINED ONE BEDROOM FLAT**

LOUNGE: 14'4" x 10'0" (4.37m x 3.05m) (maximum measurement) Upvc double glazed patio doors to front plus additional Upvc double glazed fully glazed door to front. Tile effect laminate style flooring. Stairs leading up to conservatory with storage under. Two radiators. Bi-folding door to shower room. Small storage cupboard. Doorway to kitchen/dining room.

KITCHEN/DINING ROOM: 10'2" x 10'3" (3.1m x 3.12m) Range of white fronted wall and floor units with grey colour work surfaces. Build-under oven and hob plus cooker hood. White inset sink unit. Fridge plus freezer with decor panels. Plumbed for automatic washing machine. Door to bedroom. Tile effect laminate style flooring.

BEDROOM: 10'0" x 8'6" (3.05m x 2.59m) Upvc double glazed window to side. Radiator. Tile effect laminate style flooring.

SHOWER ROOM: White low level wc, pedestal wash hand basin and double shower cubicle with electric shower unit. Radiator. Ceramic tiled flooring.

OUTSIDE

FRONT: Large driveway leading to garage plus parking for a number of vehicles. Two large lawns. Flower and shrub borders. Mature trees plus patio. Lawn area to side with steps leading up to rear pathway. Pedestrian access to self-contained area.

REAR: Patio area. Raised lawn. Pathway to both sides. Cotswold stone colour gravel areas. Backing onto farm land.

GARAGE: Integral garage with up and over door. Power and light. Wall mounted combi gas central heating boiler. Tap.

TENURE: FREEHOLD

The Property Misdescriptions Act 1991 These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. The Data Protection Act 1998 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the team Association Consortium Company of which it is a member and team Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



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