



21 Whitewell Drive
Llantwit Major, The Vale Of
Glamorgan, CF61 1TA

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21 Whitewell Drive

Asking price **£449,000**

A well balanced, extended, 5 bedroom detached home offering a great level of accommodation, located peacefully in a quiet close with all the amenities of Llantwit Major easily reached

A well balanced home that has been extended and offers a great level of accommodation

Accommodation is set over two floors and comprises, 3 reception rooms, open kitchen/diner, utility room, wc, 5 bedrooms and family bathroom

A private drive to the front allows for off road parking for 2-3 vehicles

The rear garden has been thoughtfully landscaped with ease of maintenance in mind

Located in a peaceful well regarded close with all amenities associated with Llantwit major just a short distance away





A well balanced, extended, 5 bedroom detached home offering a great level of accommodation, located peacefully in a quiet close with all the amenities of Llantwit Major easily reached.

UPVC part glazed front door with window to the side opening to the ENTRANCE HALL with laid timber effect floor, pendant ceiling light, wooden spindle stairs rising to the first floor (storage cupboard under) and the following rooms accessible. Front SITTING ROOM, (13' x 11'11"), timber effect floor, ceiling light, wall mounted electric fireplace with sizeable window with views to the front. Open plan KITCHEN/DINING SPACE, (26'6" x 11'6"), LED spotlights fitted and additional glazed atrium over kitchen area and travertine tiled floor. The kitchen comprises a modern 'Shaker style' run of wall and base mounted cabinets, composite work top, ceramic double Belfast sink with mixer tap and window over. Further appliances to remain include a high-level microwave, coffee machine, 'Rangemaster' professional deluxe double oven, induction hob with extractor above and dishwasher. Central kitchen island/breakfast bar provides more functional storage space and countertop. UTILITY SPACE, (8'2" x 7'11"), travertine tiled

floor, matching storage to the kitchen with provision for white goods, American style fridge/freezer and access to the wall mounted boiler with window and additional door opening to the rear garden. Wide opening through to FAMILY ROOM (off dining space) (9'8" x 9'3"), with timber effect floor, pendant ceiling light and a pair of French doors opening to the rear. Downstairs WC, (4'11" x 2'10"), travertine floor, tiling to lower portion of the walls with fitted wash hand basin, vanity storage and mixer tap over, low-level WC, chrome heated towel rail, fitted ceiling light, separate extractor. Front TV ROOM/CWTCH, (9'5" x 8'1"), fitted carpet, pendant ceiling light with large window overlooking the front.

Straight stairs from the entrance hall rising to the first floor LANDING with fitted carpet, attic hatch, two pendant ceiling lights and a window to the side. BEDROOM 1, (13' x 10'7"), exposed timber floorboards, ceiling light, airing cupboard just off and a large window to the front. BEDROOM 2, (11'6" x 7') fitted carpet, pendant ceiling light and UPVC double glazed window to the side. BEDROOM 3, (9'8" x 9'3"), pendant ceiling light, attic hatch (with retractable ladder) and a large window

to the back garden. Accessible from the attic hatch is a highly usable storage space with boarded floor, pitch ceiling, fitted Velux roof light and a pendant light. BEDROOM 4, (7'11" x 8'2") fitted carpet, pendant ceiling light and window overlooking the back. BEDROOM 5/HOME OFFICE, (9'10" x 6'10), fitted carpet, fitted light with a window looking over the front elevation. FAMILY BATHROOM, (8'2" x 6'2), tiled floor and predominantly tiled walls, heated towel rail, spot lights fitted, modern three-piece suite comprising a P shaped bath with centrally fitted taps and electric shower over, wash hand basin with vanity storage under WC and frosted window to the side.

No. 21 is situated just before the head of the Close, with a wide block paviour driveway, sandstone steps rising to terrace and front door.

Gated side access opens to the rear garden. The rear garden has been fully landscaped and comprises a large paved seating area with timber balustrade steps rising to artificial grass level lawn with timber shed and timber constructed Playzone/castle to remain.

AWAITING FLOORPLANS





Directions

Travelling from Cowbridge to Llantwit Major, on reaching the large approach roundabout take the first exit (straight on) at the next roundabout and on reaching the traffic lights turn right on to the Llanmaes Road. Continue along this road and at the roundabout take the first turning left into Le Poquien Way. At the next roundabout take the third turning onto Boerton Road then first left onto Stallcourt Avenue. Proceed along this road to the T junction and take a left turning onto Ham Lane Street. Take the second right onto Cambrian Avenue then second left onto Tewdrig Close then first left onto Whitewell Drive.

Tenure

Services

Mains gas, water, electric and drainage

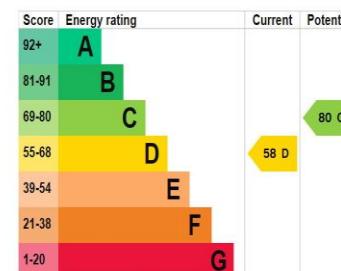
Council Tax Band F

EPC Rating D

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing strictly by appointment through Herbert R Thomas

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 **RICS**

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