



Kingsacre Crown Hill, Llantwit Fardre

£450,000 Freehold

**** LARGE FOUR BEDROOM DETACHED FAMILY HOME ** LARGE CORNER PLOT ** TRIPLE GARAGE **** A bright and spacious four bedroom detached family house located on a large corner plot with rear gated entrance to the driveway and triple garage (offering development potential, subject to planning). Entrance hallway, large open plan lounge and dining room with patio doors to the side court yard garden, sitting room, wet room, bedroom four/study and a spacious L-shaped kitchen and breakfast room with patio doors to the rear garden. To the first floor are three double bedrooms, a family bathroom and large storage cupboard. Gas central heating. Large lawned rear garden. No chain. EPC Rating: C

Council Tax band: TBD

Tenure: Freehold

ENTRANCE HALLWAY

Approached via a uPVC double glazed entrance door leading to the entrance hallway. Timber staircase with glass framed balustrade. Terrazzo style tiled flooring. Radiator.

LOUNGE AND DINING ROOM

Dimensions: 29' 7" x 19' 1" (max) (9.02m x 5.84m). An excellent sized open plan lounge and family dining room. Glass window wall to one side with patio doors leading to the enclosed side garden. Laminate flooring. Three radiator.

SITTING ROOM

Dimensions: 15' 2" x 9' 10" (4.63m x 3.01m). A good sized second reception with glass window wall to one side. Door to side garden. Laminate flooring. Radiator. Adjoining door to inner hallway.

INNER HALLWAY

With door from lounge and diner. Doors to sitting room, bedroom 4/study and ground floor wet room.

BEDROOM FOUR/STUDY

Dimensions: 11' 5" x 8' 9" (3.50m x 2.67m). With patio doors to the delightful rear garden, a versatile fourth double bedroom, study or playroom, depending on needs. Radiator.

WETROOM

Dimensions: 6' 4" x 6' 0" (1.94m x 1.83m). Modern wet room with white suite comprising low level wc, wash hand basin, walk in shower with 'Mira' electric shower and side glass panel. Full wall tiling. Tiled flooring. Electric shaver point. Window to side. Chrome heated towel rail.

KITCHEN AND BREAKFAST ROOM

Dimensions: 24' 8" x 17' 4" (7.54m x 5.29m). Well appointed kitchen with woodgrain panelled fronts and chrome handles beneath quartz worktop surfaces. Inset two stainless steel sinks with side drainers. Inset four ring electric hob with cooker hood above. Integrated oven and grill. Plumbing for dishwasher. Plumbing for washing machine. Space for tumble dryer. Large pantry storage cupboard. Wall mounted 'Baxi' combi gas central heating boiler (fitted approx. 2024). Tiled flooring throughout. Windows to front and side. Patio doors to rear. Upvc double glazed door to side. Velux window to side pitch.

LANDING

Large storage cupboard with light. Radiator. Spotlights. Doors leading to all rooms.

BEDROOM ONE

Dimensions: 20' 1" x 12' 11" (6.13m x 3.96m). A good sized master bedroom, built in wardrobes and radiator. Velux window with countryside views. uPVC window to side.

BEDROOM TWO

Dimensions: 11' 4" x 10' 6" (3.46m x 3.21m). A third double bedroom. Radiator. Velux window with views.

BEDROOM THREE

Dimensions: 11' 0" x 10' 6" (3.37m x 3.21m). A third double bedroom. Radiator. Velux window to front with views.

FAMILY BATHROOM

Dimensions: 12' 11" x 5' 0" (3.96m x 1.54m). White suite; combined low level WC, wash hand basin with chrome mixer tap and vanity. Tiled bath with chrome mixer tap and shower. Shaving point. Extractor fan. Built in cupboard. Radiator. Spotlights. Obscured glass window.

OUTSIDE

FRONT

Large area of lawn. Paved driveway with parking for up to two vehicles. Gate leading to rear garden for access.

SIDE GARDEN

Enclosed by a concrete wall. Paved patio area, pond, mature shrubs and metal gate leading to rear garden.

REAR GARDEN

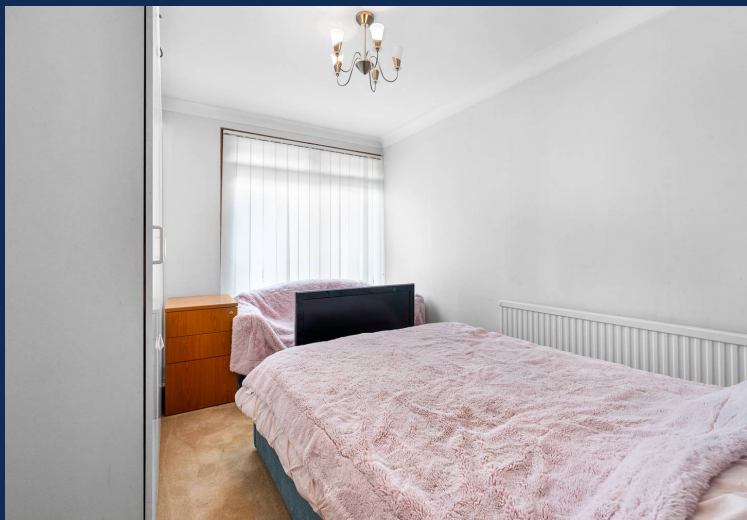
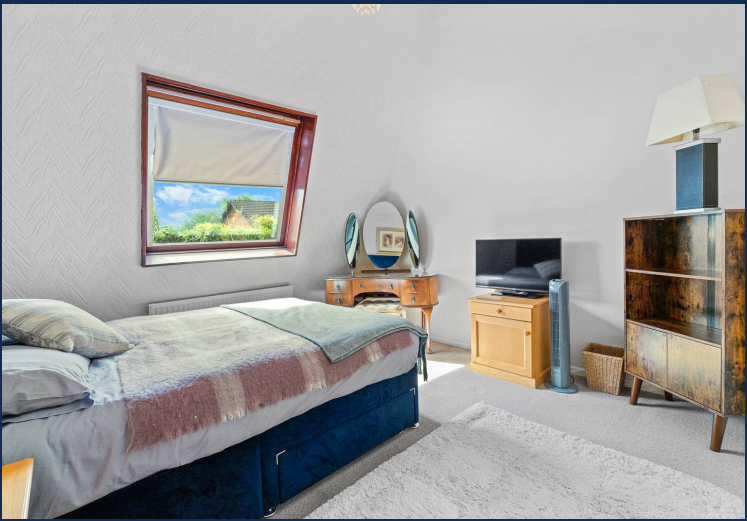
Large area of lawn with paved patio leading to front. Large block paved driveway entered via metal gates leading to triple garage.

TRIPLE GARAGE

Dimensions: 32' 8" x 23' 1" (9.96m x 7.05m). Three up and over doors opening into a spacious triple garage. Power and lighting.







GROUND FLOOR
1108 sq.ft. (103.0 sq.m.) approx.

1ST FLOOR
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 1878 sq.ft. (174.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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