



7 Spitzkop, Llantwit Major, CF61 1RD

£315,000



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

Tel No 01446 794433. E-Mail info@brightermoves.co.uk

Web www.brightermoves.co.uk



TWO BEDROOM SEMI-DETACHED BUNGALOW, located in the sought after location off Colhugh Street in heart of Llantwit major, within a very short walk to shops, train station and all local amenities. The property is briefly comprising; entrance porch into hallway, living room, kitchen, conservatory, dining room/ bedroom, two further bedrooms, shower room, garden and garage. Council Tax Band D. NO ONWARD CHAIN.

Entrance Porch

Enter the property via uPVC opaque glazed front door with glazed door into the hallway.

Hallway

Doors leading to all bedrooms, lounge, dining room, kitchen, shower room and storage cupboard. Radiator. Solid wood parquet flooring, ceiling light and power. Location of loft access.

Bedroom One

3.10m x 3.56m (10' 2" x 11' 8")
uPVC window to the front. Radiator, solid wood parquet flooring, ceiling light and power

Dining Room/Bedroom Two

4.37m x 3.33m (14' 4" x 10' 11")
uPVC french doors into conservatory. Radiator, solid wood parquet flooring, ceiling light and power.

Bedroom Three

2.79m x 2.21m (9' 2" x 7' 3")
uPVC window to the side. Radiator, solid wood parquet flooring, ceiling light and power.

Lounge

4.85m x 3.35m (15' 11" x 11' 0")
uPVC window to the front. Feature stone fireplace and hearth with wooden mantle. Radiator, solid wood parquet flooring, ceiling light and power.

Kitchen

3.23m x 2.77m (10' 7" x 9' 1")
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Space for cooker with stainless steel extractor hood over. Space and pumbing for white goods. Location of Worcester combination boiler. Radiator, ceiling light and power. uPVC window to the side. Glazed door and window into conservatory.

Shower Room

1.65m x 1.98m (5' 5" x 6' 6")
Fitted with a low level WC, pedestal wash hand basin and mobility shower. Stainless steel towel radiator. Opaque window to the side. Ceiling light.

Conservatory

1.78m x 6.10m (5' 10" x 20' 0")
uPVC double glazed and block base construction. uPVC glazed door to the rear. Laminate flooring, walls covered in wood effect cladding. Radiator, ceiling light and power.

EXTERNAL

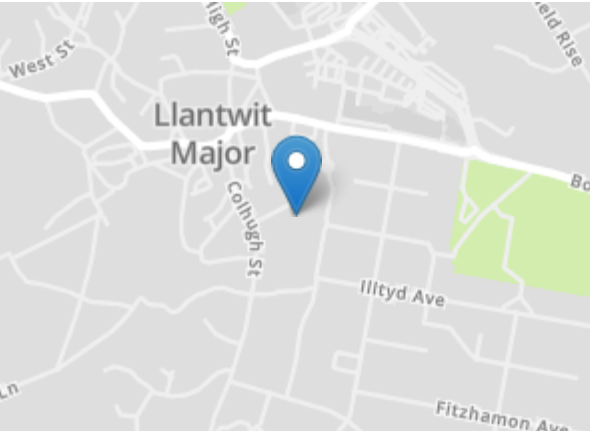
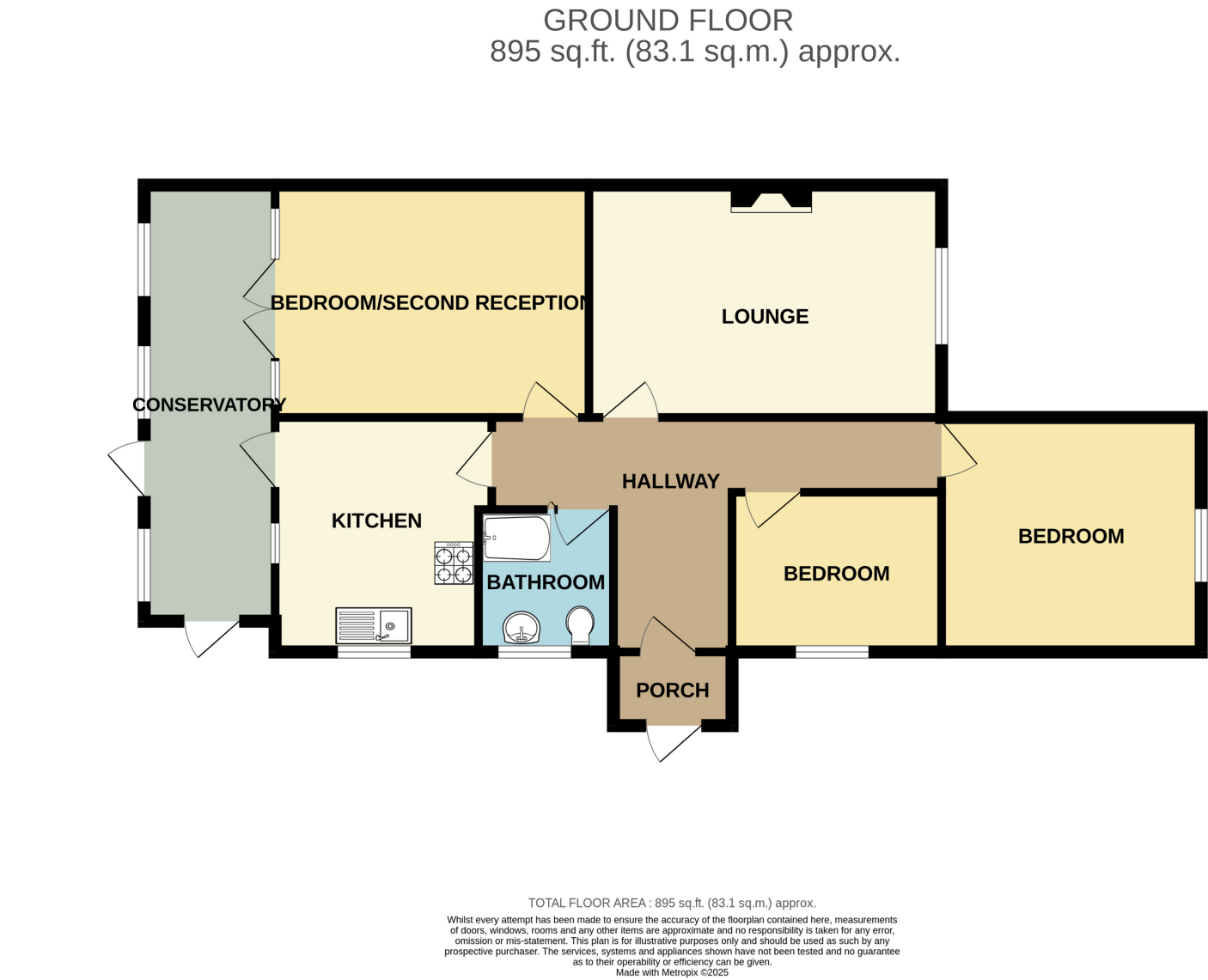
Garden

The front of the property is low maintenance with a driveway leading to the garage and shale garden to the side. Fully enclosed by block wall.

To the rear is a fully enclosed garden laid to patio with raised borders for planting. Fully enclosed by block wall. Storage/workshop located at the back of the garage. Gated side access.

Garage

Fitted with an up and over door.



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PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.