



8 Spitzkop, Llantwit Major, South Glamorgan, CF61 1RD

£280,000



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

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THREE BEDROOM SEMI-DETACHED BUNGALOW, located in the sought after location off Colhugh Street in heart of Llantwit major. The property is briefly comprising; Entrance Hall, Living Room, Kitchen, Conservatory, Three Bedrooms, Bathroom, Garden and Garage. Approx 82 SQm of living space. Council Tax Band D.

ENTRANCE HALLWAY

Enter the property via uPVC door leading into the hallway. Doorways lead to the lounge, kitchen, three bedrooms, family bathroom and loft access. Laminated flooring and ceiling lights.

LOUNGE

4.84m x 3.32m (15' 11" x 10' 11")
uPVC window overlooking the front of the property. Fitted carpet, radiator, power points and ceiling lights.

KITCHEN

3.10m x 2.74m (10' 2" x 9' 0")
uPVC double glazed windows to the side and rear with double glazed door to the utility area. Fitted with a range of base and wall units with contrasting worksurfaces over and tiled surrounds. Stainless steel, 1.5 sink units with mixer tap over. Electric cooker, plumber for dish washer. Laminated flooring, radiator, power points and ceiling lights.

UTILTY ROOM/SUNROOM

6.15m x 1.96m (20' 2" x 6' 5")
uPVC and double glazed construction. Tiled flooring, radiator and power points. Plumber for a washing machine. Range of base and wall units with fixed worktop. Doorway to the garden.

BATHROOM

1.96m x 1.70m (6' 5" x 5' 7")
Opaque window. to the side. Fitted with a three piece suite comprising low level w.c., pedestal wash hand basin and panelled bath with shower over. Cushion flooring, radiator and ceiling light.

BEDROOM ONE

4.10m x 3.30m (13' 5" x 10' 10")
Wood frame window to the rear. Range of fitted wardrobes and airing cupboard, housing the combination boiler. Fitted carpet, radiator, power points and ceiling light.

BEDROOM TWO

3.51m x 3.16m (11' 6" x 10' 4")
uPVC window overlooking the front. Laminated flooring, radiator, power points and ceiling light.

BEDROOM THREE

2.82m x 2.16m (9' 3" x 7' 1")
uPVC window to the side. Laminated flooring, radiator, power points and ceiling light.

EXTERNAL

GARAGE

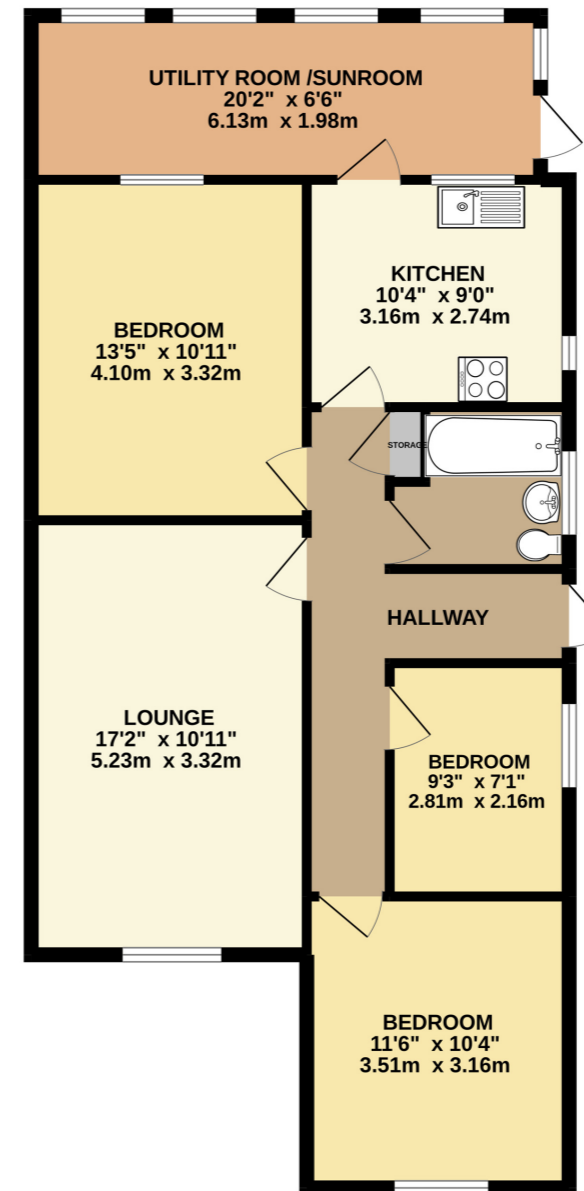
Fitted with an up and over door. Electric supply to the garage.

GARDEN

To the front of the property is approached via Brick pattern driveway. The front garden is a mixture of chippings and planting areas. Security lighting to the driveway.

To the rear is a fully enclosed rear garden with a mixture of brick pathway and chippings. Wood shed to remain. Outside tap and light.

GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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