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RARELY AVAILABLE DETACHED THREE BEDROOM DORMA BUNGALOW located in the popular Colhugh Park on the south side of Llantwit Major. The property is briefly comprising; entrance hall, lounge, kitchen/diner, bedroom and a bathroom to the ground floor with a two bedrooms and cloakroom to the first floor level. Externally the property benefits from a generous garden backing onto farmland with views beyond. Council Tax Band F. NO ONGOING CHAIN.

GROUND FLOOR

Entrance

Enter the property via Upvc double glazed front door to the porch. Wood frame door leading into the hallway with doors leading to the lounge, dining room, bedroom and bathroom. Carpeted stairs to the first floor level.

Lounge

6.71m x 3.62m (22' 0" x 11' 11")

Upvc double glazed window to the front. Gas fire place with stone cladding surround and hearth. Carpeted flooring, radiator, ceiling and wall lights.

Kitchen/diner

6.00m x 3.2m (19' 8" x 10' 6")

Upvc double glazed door and window to rear plus window to side. Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Space for electric cooker, space and plumbing for white goods. Sink and drainer with mixer tap over. Space for dining furniture. Tiled flooring to kitchen with carpeted flooring to the dining area. Radiator, ceiling light and power.

Bedroom

3.02m x 3.33m (9' 11" x 10' 11")

Upvc double glazed patio doors leading into conservatory . Carpeted flooring, radiator, ceiling light and power.

Bathroom

2.12m x 01.96m (6' 11" x 6' 5")

Upvc double glazed window to the side, walk in shower cubicle, low level WC, Pedestal wash hand basin. Radiator, vinyl flooring, ceiling light.

Conservatory

A basic conservatory that may need some attention.

FIRST FLOOR

Landing

Doors leading into both bedrooms and cloakroom. Location of airing cupboard housing a combination boiler.

Bedroom

3.35m x 3.31m (11' 0" x 10' 10")

Upvc double glazed window to front. Radiator, carpeted flooring, ceiling light and power.

Bedroom

3.4m x 3.2m (11' 2" x 10' 6")

Upvc double glazed window to rear, fitted cupboards. Radiator, carpeted flooring, ceiling light and power.

Cloakroom

1.38m x 1.36m (4' 6" x 4' 6")

Fitted with a low level WC and pedestal wash hand basin. Ceiling light.

EXTERNAL

Garden

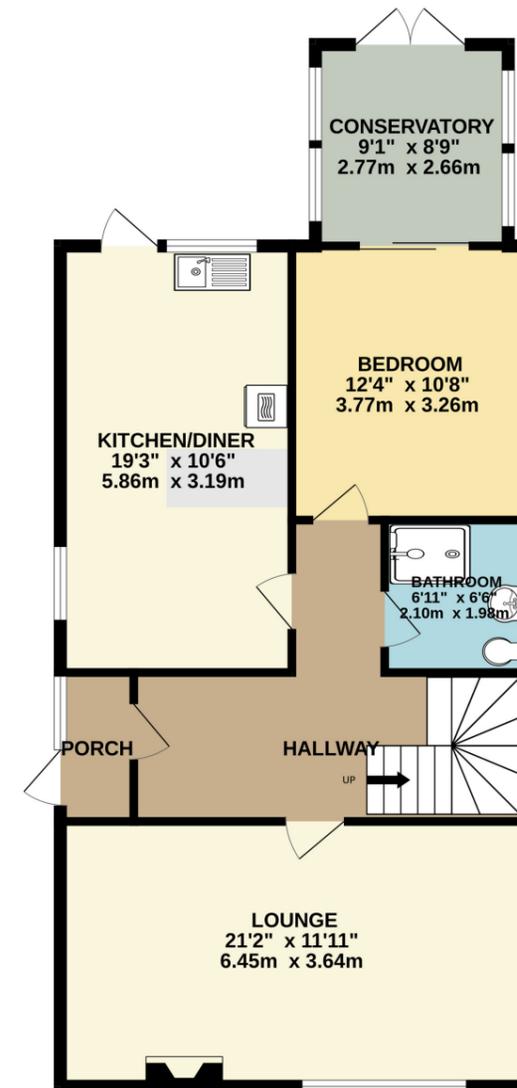
The property is approached via driveway leading to the garage, providing off road parking for up to three cars. Garden to the side mainly laid to lawn with some mature planting.

To the rear is a mature garden mainly laid to lawn with mature planting of shrubs and trees with views over farmland beyond.

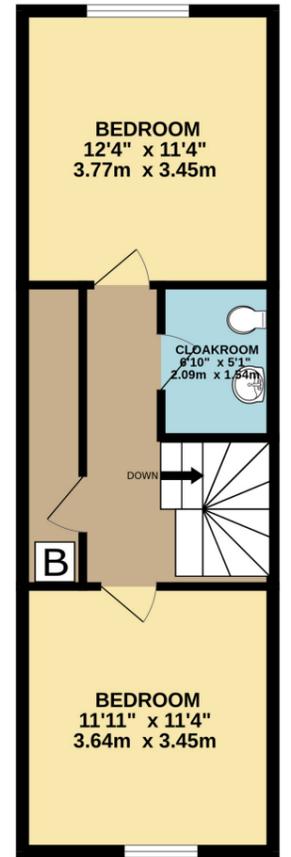
Garage

Fitted with an up and over door. Elctric supply and door to the garden.

GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.

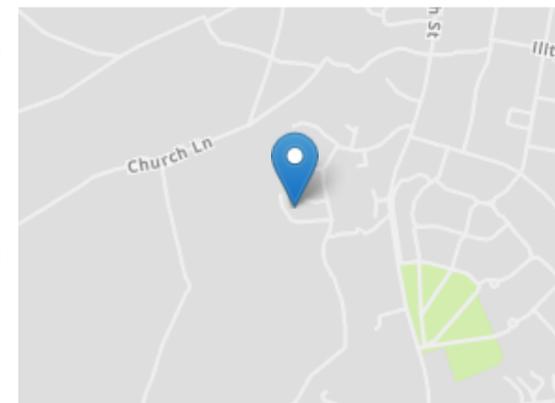


1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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