



10 Georgian Close, Llantwit Major, CF61 2XX

£249,995



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

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Three bedroom semi detached property in a cul-de-sac location within walking distance of the Town centre. Internally comprising; entrance hallway, living room, kitchen, diner, three bedrooms and a family bathroom. Externally, to the rear is a fully enclosed low maintenance garden, whilst to the front the garden is mainly laid to lawn with driveway providing parking for two vehicles. Benefiting from gas central heating and uPVC glazed windows and doors throughout a viewing is highly recommended. Council Tax Band D.

GROUND FLOOR

Hallway

Enter the property via uPVC front door into the hallway. Carpeted stairs lead to the first floor. Door into lounge.

Kitchen

5.29m x 2.43m (17' 4" x 8' 0")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Acrylic sink and drainer with mixer tap over. Integrated gas hob with extractor hood over. Built in tower oven and grill. Space and plumbing for white goods and fridge freezer. uPVC window overlooking the rear of the property. Tiled flooring, power points and ceiling light. Open plan into dining area.

Diner

3.07m x 2.30m (10' 1" x 7' 7")

uPVC double doors leading out into the rear garden and uPVC window to the side. Continuation of tiled flooring, space for dining furniture. Power points and ceiling light, radiator.

Lounge

4.60m x 4.20m (15' 1" x 13' 9")

uPVC double glazed bay window overlooking the front of the property. Feature inset gas fire to the main wall. Carpeted flooring, radiator, power points.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom. Location of combi boiler.

Bedroom One

3.47m x 3.18m (11' 5" x 10' 5")

uPVC window overlooking the rear of the property. Fitted wardrobes, carpeted flooring, radiator, power points, ceiling light.

Bedroom Two

2.96m x 3.16m (9' 9" x 10' 4")

uPVC window overlooking the front of the property. Carpeted flooring, radiator, power points, ceiling light.

Bedroom Three

1.99m x 2.35m (6' 6" x 7' 9")

uPVC window overlooking the front of the property. Carpeted flooring, radiator, power points, ceiling light.

Bathroom

1.97m x 1.80m (6' 6" x 5' 11")

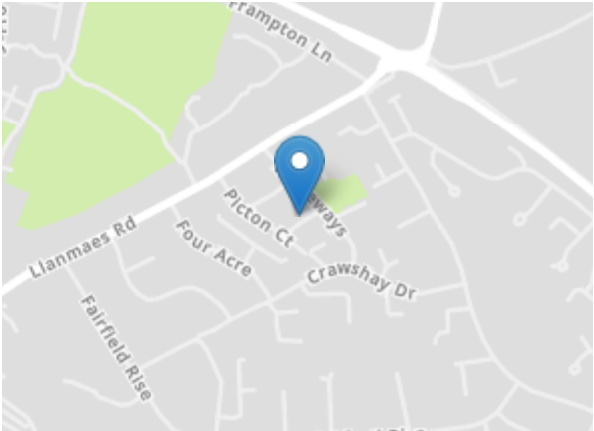
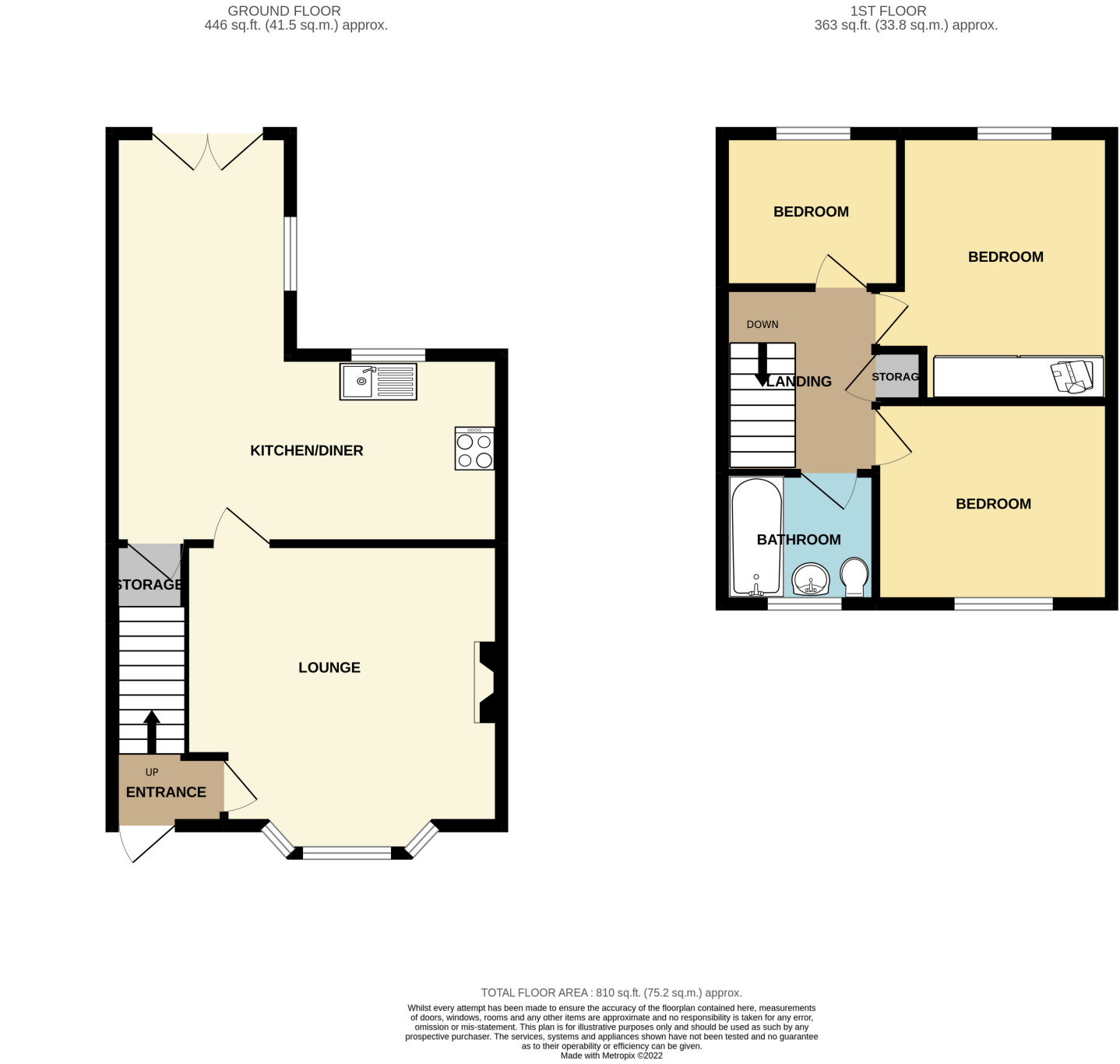
Three piece suite comprising; low level w.c., pedestal wash hand basin, panelled bath with shower over and screen. Fully tiled. Opaque window to the front. Radiator, ceiling light.

EXTERNAL

Garden

To the front of the property is a driveway leading to a wooden shed. Gated side access to the rear. A pathway leading to the front door and garden laid to lawn.

To the rear is a fully enclosed garden mainly laid to lawn with some mature planting and patio area. Block storage shed with power.



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