



6 Cattwg Close, Llantwit Major, South Glamorgan, CF61 2SJ

£229,995



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

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A rare opportunity to purchase a Two Bedroom end of link property with a garage located on the Pentre'r Cwrt Estate. Internally, the property comprises; Entrance Hall, Lounge, Kitchen, Two Bedrooms and a Bathroom. With uPVC double glazing throughout, a good sized rear garden and drive-way parking for two vehicles.

Entrance Hall
Enter the property via a uPVC door into the hallway. Carpeted stairs lead to first floor. Laminate flooring, radiator and door leads to Lounge.

Lounge
16' 6" x 8' 11" widening to 10' 2 (5.03m x 2.72m widening to 3.6m)
A spacious Lounge with a window to the front of the property. Wired for ceiling light and power points. Continuation of laminate flooring, radiator and ceiling light. Door leads to Kitchen.

Kitchen/Diner
11' 9" x 7' 4" (3.58m x 2.24m)
Fitted with a range of base and wall units with contrasting work surfaces over. Window looks out to the rear of the property and door leads to rear garden. Stainless steel sink unit, space for oven with extractor hood fitted over, fridge freezer and washing machine. Location of boiler, continuation of laminate flooring. Ceiling light, radiator.

Landing
Carpeted stairs and landing with doors off to bedrooms and bathroom. Access to loft and a storage cupboard.

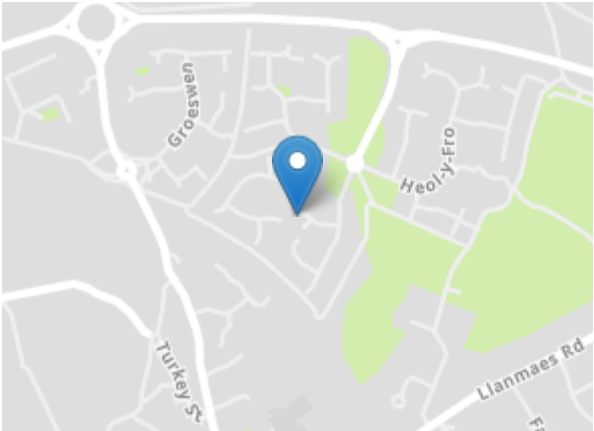
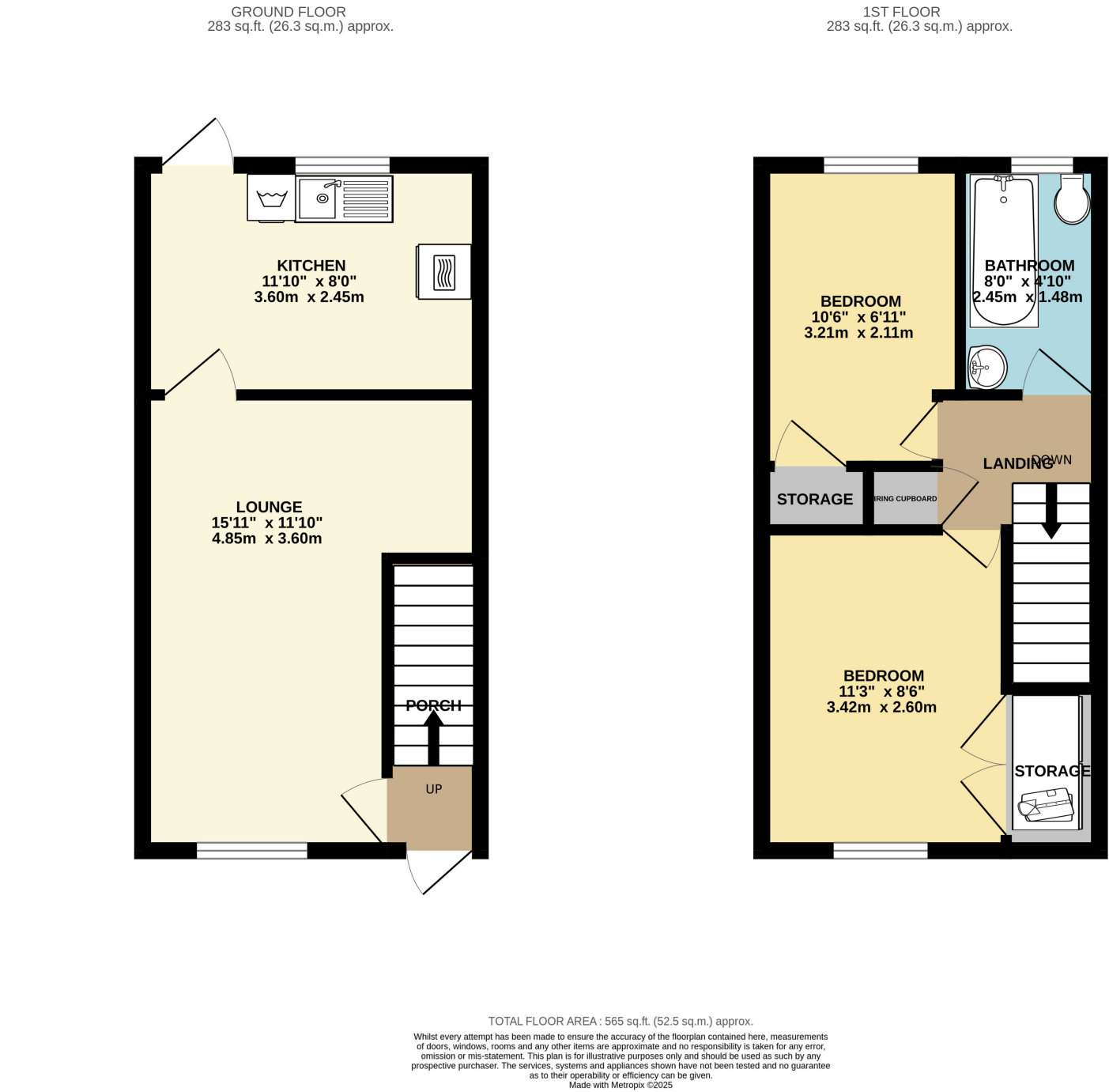
Bedroom 1
11' 9" x 9' 10" (3.58m x 3.00m)
A double bedroom with a window to the front of the property. Built in double wardrobe, carpeted flooring. Radiator, ceiling light and power points.

Bedroom 2
10' 8" x 6' 11" (3.25m x 2.11m)
A spacious single bedroom with a window to the rear of the property. Built-in single cupboard, radiator and ceiling light. Carpeted flooring.

Bathroom
Fitted with a three-piece suite in white comprising; wash hand basin, low level w/c and a panelled bath with electric shower over. Vinyl flooring, ceiling light and an opaque window to the rear of the property.

Gardens
To the front of the property, there is a block paved driveway with parking for up to two vehicles side by side.
To the rear there is an attractive, good sized rear garden with a patio area to the front and a large lawned garden. With borders of plants, trees and hedging. Access door to the rear of the garage.

Garage
A single garage with an up and over door, power and lighting.



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