



7 Picton Court, Llantwit Major, South Glamorgan, CF61 2XP

£250,000



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

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THREE BEDROOM EXTENDED SEMI-DETACHED PROPERTY located in a popular area of Llantwit Major, within walking distance of the train station and all local amenities. The property is briefly comprising; entrance hallway, lounge, kitchen and dining room to the ground floor and three bedrooms and a family bathroom to the first floor. Additionally, this property benefits from gas central heating and uPVC double glazing throughout and fully enclosed garden to the rear and garage. Council Tax Band D.

GROUND FLOOR

Hallway

1.85m x 4.0m (6' 1" x 13' 1")

Enter the property via uPVC front to into the hallway.

Doorways to the lounge and kitchen. Carpeted stairs lead to the first floor level. fitted storage, radiator, ceiling light and power.

Kitchen

4.99m x 2.47m (16' 4" x 8' 1")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink unit with mixer tap over. Space and plumbing for white goods. Range cooker with extractor hood over. uPVC windows overlooking the side and the rear garden. Ceiling light and power.

Lounge

2.89m x 2.89m (9' 6" x 9' 6") L-Shape (3.67m x 3.08)

uPVC window overlooking the front of the property. Radiator, carpeted flooring, ceiling light and power. Open-plan into dining room.

Dining Room

2.5m x 2.7m (8' 2" x 8' 10")

uPVC patio doors leading out into the rear garden. Space for dining furniture. Radiator, laminate flooring, ceiling light and power. doorway to the kitchen.

FIRST FLOOR

Landing

Carpeted stairs lead to the first floor level with doors leading into all bedrooms and family bathroom. Location or airing cupboard and loft access. Ceiling light and power.

Bedroom One

3.99m x 3.09m (13' 1" x 10' 2")

uPVC window overlooking the front of the property. Fitted carpet, radiator, ceiling light and power.

Bedroom Two

3.24m x 2.99m (10' 8" x 9' 10")

uPVC window overlooking the rear of the property. Fitted carpet, radiator, ceiling light and power.

Bedroom Three

2.39m x 2.41m (7' 10" x 7' 11")

uPVC window overlooking the front of the property. Fitted carpet, radiator, ceiling light and power.

Bathroom

2.27m x 1.80m (7' 5" x 5' 11")

Fitted with a three piece suite comprising; low level w.c. Pedestal wash hand basin and panelled bath with glass screen and shower over. Fully tiled. Two opaque windows the the rear. Radiator and ceiling light.

EXTERNAL

Garden

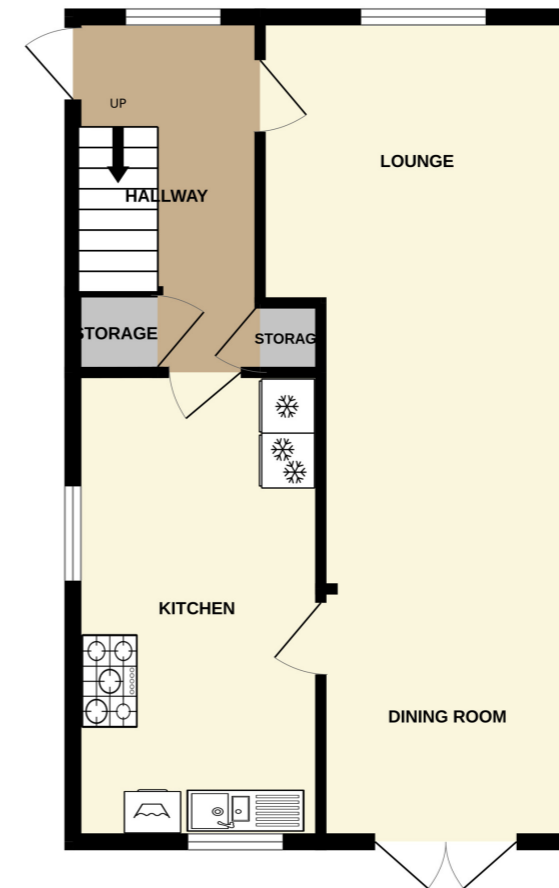
To the front mainly laid to lawn with some mature planting and pathway leading to the front entrance.

To the rear is a fully enclosed low maintenance split level garden laid with patio. Garage and access to the rear.

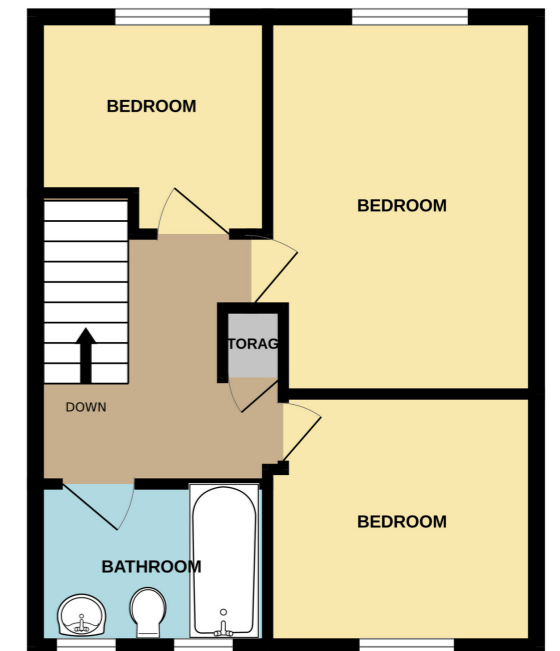
Garage

Fitted with an up and over door and electric supply.

GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



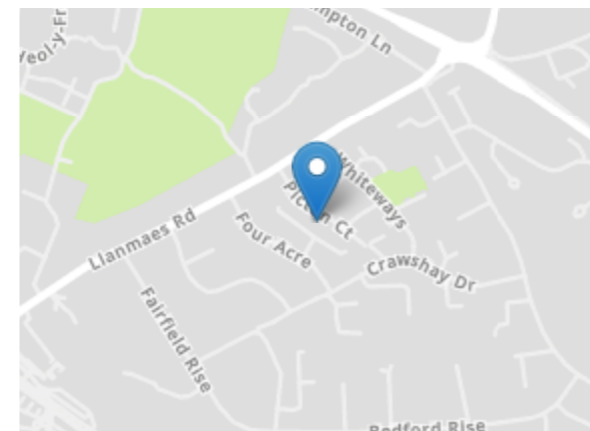
1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.2 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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