



6 Groeswen, Llantwit Major, CF61 2UA

£250,000



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WELL PROPORTIONED TWO BEDROOM PROPERTY. Originally the property was a three bedroom show home, currently configured as two generous bedrooms however could easily be returned to its original configuration. The property benefits unusually from THREE OFF ROAD PARKING SPACES with easy and convenient access via a side gate from the private garden area. Versatile and spacious downstairs living accommodation with two reception rooms and additional WC/cloakroom. Gardens to the front side and rear. The property is located on the popular St Illtyd Field Estate and has an open aspect to the front, within short walking distance to Llantwit Major town and schools, local amenities and train station. PROPERTY IS OFFERED WITH NO ONWARD CHAIN. Council Tax D.

## GROUND FLOOR

### Entrance Hallway

Enter the property via exterior porch into entrance hallway. Fitted storage area and doorway leading into lounge.

### Lounge

4.7m x 3.0m (15' 5" x 9' 10")

uPVC window to the front of the property. Fitted carpet, radiator, ceiling light and power. Doorway to kitchen and diner.

### Kitchen/Diner

4.7m x 4.0m (15' 5" x 13' 1")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Space for oven and hob. Space and plumbing for white goods. Space for dining furniture. Radiator, ceiling light and power. Patio doors leading into conservatory and window to conservatory. Stairs to the first floor level.

### Conservatory

3.86m x 2.98m (12' 8" x 9' 9")

Block base and uPVC construction. French doors leading into garden. Radiator, light and power. Door leading into cloakroom.

### Cloakroom

uPVC double glazed window to rear. Fitted with a wash hand basin and low level WC. Ceiling light.

## FIRST FLOOR

### Bedroom One

4.76m x 3.0m (15' 7" x 9' 10")

This was two bedrooms but has been opened to one of generous proportions with open views. Two uPVC double glazed windows, two radiators and ceiling lights. Fitted carpet, door to airing cupboard and a fitted loft hatch.

### Bedroom Two

2.93m x 2.74m (9' 7" x 9' 0")

uPVC window to the rear, fitted carpet, radiator and power points.

### Bathroom

1.90m x 1.90m (6' 3" x 6' 3")

Walk in shower area. Low level WC, pedestal wash hand basin. Opaque window to the rear. Radiator and ceiling light.

## EXTERNAL

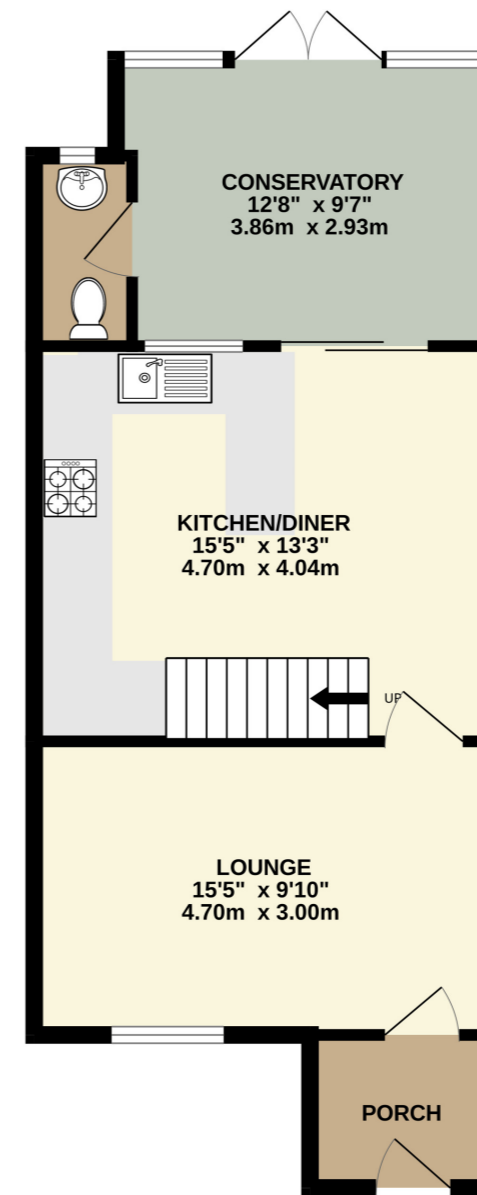
### Garden

FRONT- Walkway from the parking area is paved to the front gate. Wood gate to front door entrance and a well maintained garden area to the side.

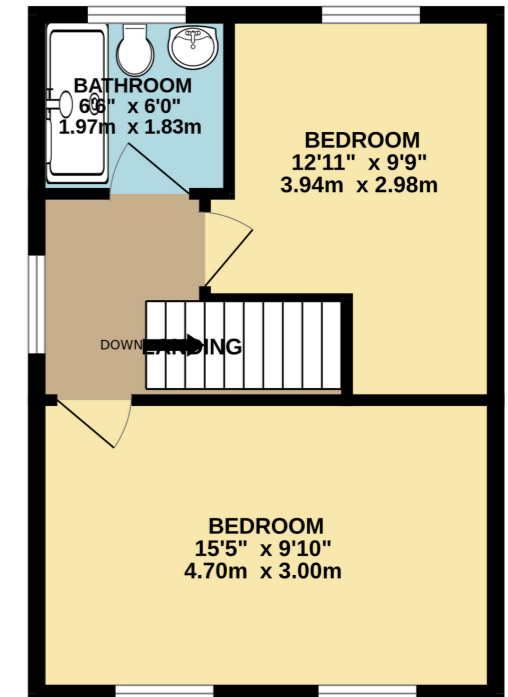
REAR - enclosed by block wall and wood panel fencing. Low maintenance garden mainly laid to patio. Wood frame gate to the side and access to the parking area.

PARKING AREA. Parking has three designated spots, all on hardstand.

GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.

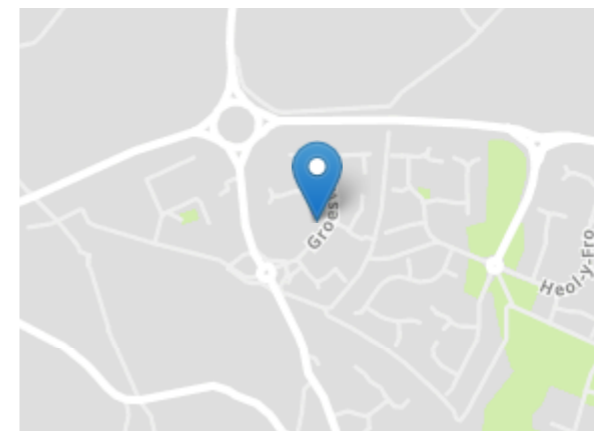


1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.7 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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