



69 Caer Worgan, Llantwit Major, CF61 2SP

£260,000



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

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THREE BEDROOM END LINK PROPERTY located in Llantwit Major with all local amenities, schools and train station. The property is briefly comprising; lounge, kitchen/diner to the ground floor with three bedrooms and family bathroom to the first floor level. Externally the property benefits from off road parking to the front with a fully enclosed garden to the rear. NO CHAIN. Council Tax Band D.

GROUND FLOOR

Entrance

Enter the property into hallway with door leading into the lounge and carpeted stairs lead to the first floor.

Lounge

4.30m x 3.55m (14' 1" x 11' 8")  
uPVC window to the front. Laminate flooring, radiator, ceiling light and power. Open into dining room.

Dining Room

3.05m x 2.61m (10' 0" x 8' 7")  
uPVC sliding patio doors leading out to the rear. Open plan into kitchen. Laminate flooring, radiator, ceiling light and power.

Kitchen

3.05m x 1.8m (10' 0" x 5' 11")  
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 and plumbing for white goods. Space for oven and hob with extractor hood over. uPVC window to the rear. Laminate flooring, ceiling light and power.

FIRST FLOOR

Landing

Doors leading into all bedrooms and family bathroom. Location of loft access and combi boiler.

Bedroom One

3.5m x 2.68m (11' 6" x 8' 10")  
uPVC window to the front. Radiator, ceiling light and power.

Bedroom Two

2.78m x 2.23m (9' 1" x 7' 4")  
uPVC window to the rear. Radiator, ceiling light and power.

Bedroom Three

2.36m x 2.23m (7' 9" x 7' 4")  
uPVC window to the rear. Radiator, ceiling light and power.

Bathroom

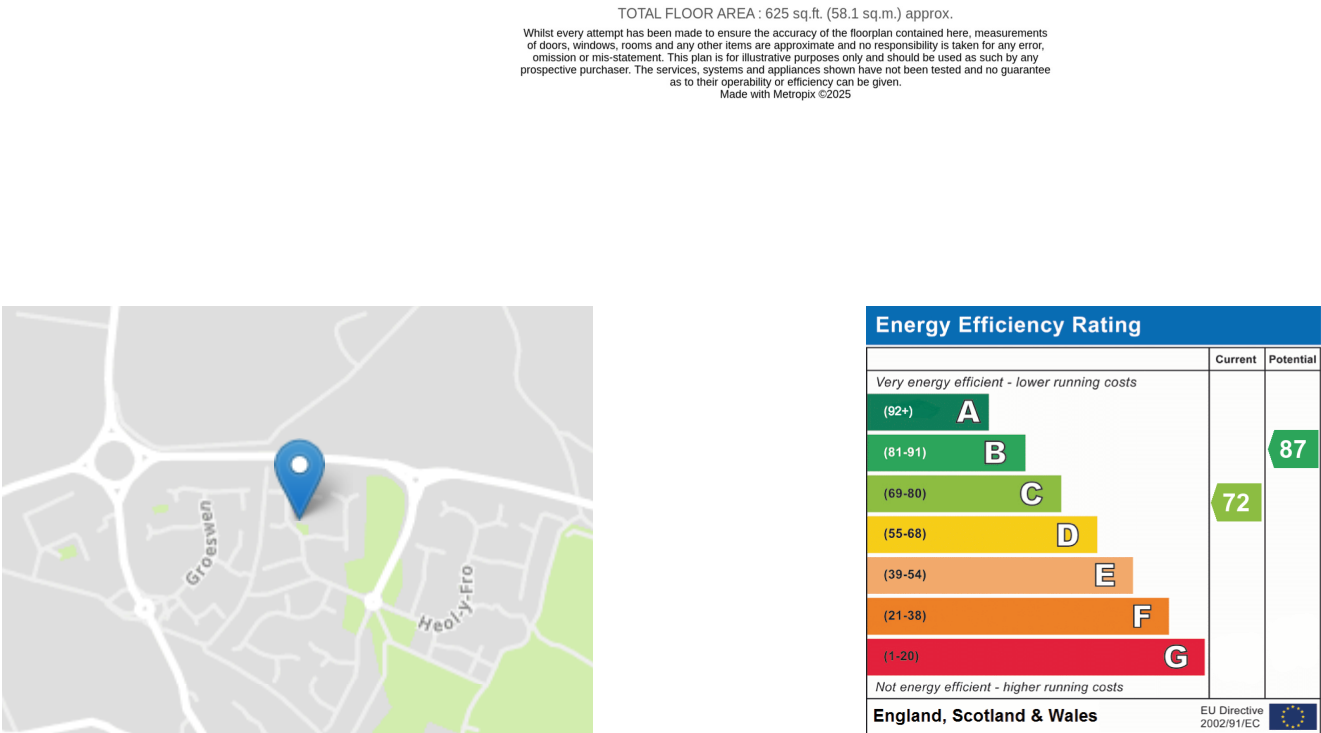
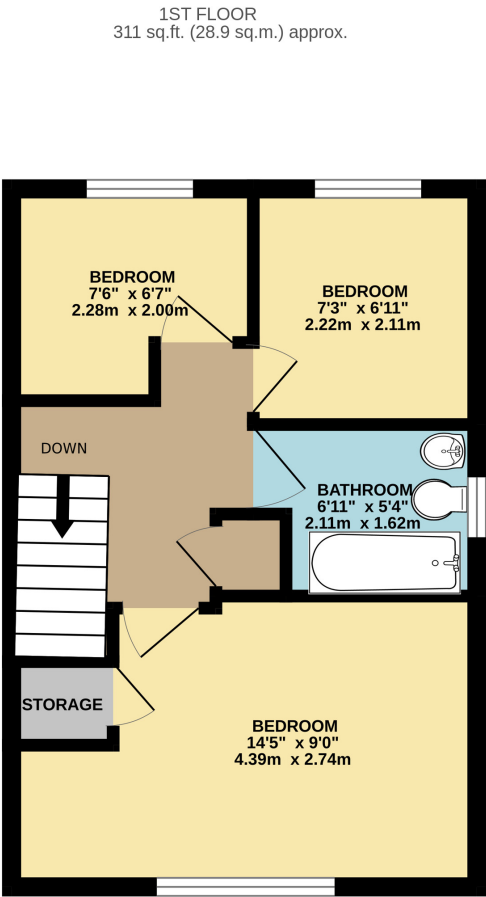
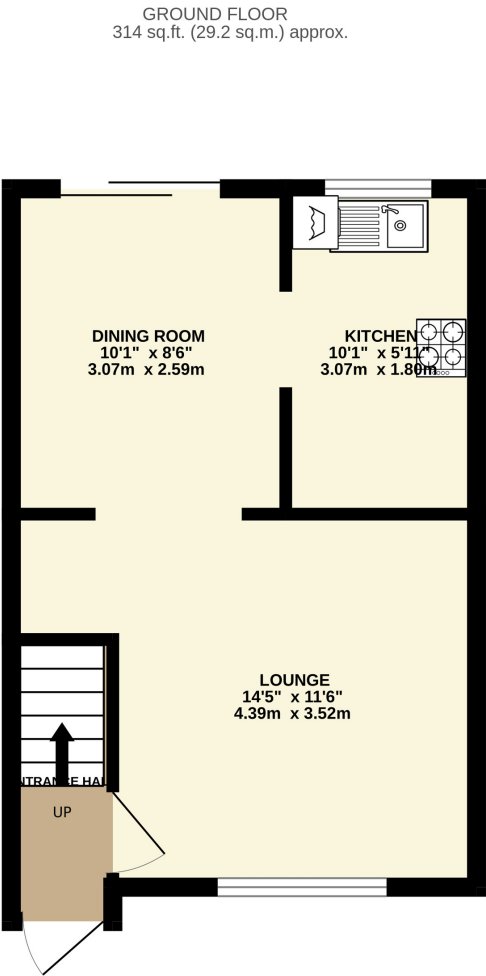
Fitted with a three piece suit comprising; low level WC, pedestal wash hand basin and panelled with shower over and glass screen. Radiator and ceiling light. uPVC opaque window to the side.

EXTERNAL

Gardens

To the front of the property is approached via driveway providing off road parking for two vehicles with a lawned area to the side.

To the rear is a fully enclosed garden mainly laid to lawn with mature planting, a patio area and gated side access.



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