



**hrt**  
herbert r thomas

11 Cwrt Y Cadno  
Llantwit Major  
The Vale Of Glamorgan  
CF61 2SB  
[hrt.uk.com](http://hrt.uk.com)



## 11 Cwrt Y Cadno

Asking price **£195,000**

A neatly finished, two double bedroom, mid-terrace property located in a well regarded residential area with the amenities of Llantwit Major close by.

Sold with no onward chain

An ideal first-time buyers/buy-to-let investment/ downsizing property

Recently redecorated throughout

Front private driveway

Accommodation on ground floor includes entrance hall, lounge/dining room and kitchen

To the first floor there are 2 bedrooms and a family bathroom.

Enclosed westerly facing rear garden

Situated in a cul-de-sac location on the periphery of Llantwit Major





The well-presented and newly decorated accommodation would make an ideal first-time buyers/buy-to-let investment property or a downsizer.

The accommodation comprises an ENTRANCE HALL with carpeted stairs to first floor and access to the living accommodation. The rear LOUNGE/ DINING

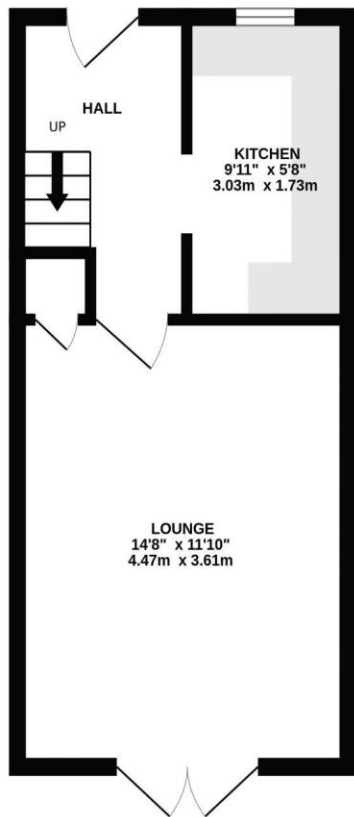
ROOM has a set of French doors connecting to the westerly facing rear garden, fitted carpet and a door into under stairs storage cupboard. The KITCHEN lies to the front of the property with a run of modern wall and base mounted units, fitted countertops. Appliances to remain include a gas hob, oven, sink with window over and provision for

plumbed white goods. A wall mounted 'Worcester' combi boiler is also accessible.

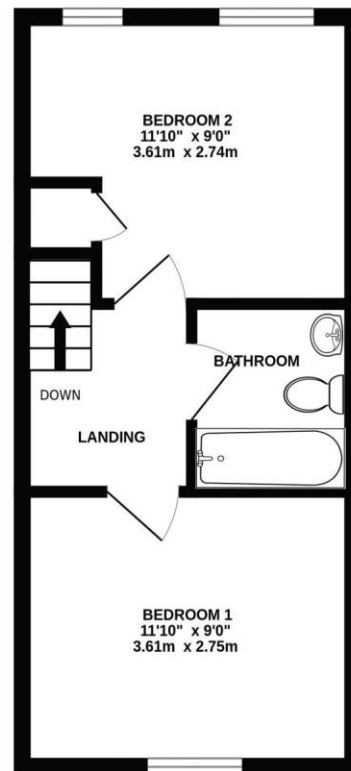
The first floor LANDING has a loft inspection point and gives access to the bedroom accommodation. BEDROOM ONE is located at the rear of the property with a window overlooking the garden. BEDROOM TWO has two windows to front with views into the cul-de-sac and has an over-stairs wardrobe cupboard. The FAMILY BATHROOM offers a three-piece suite comprising a panel bath with electric shower over, tiled surround, WC and matching pedestal basin.

To the front of the property lies a private driveway with parking for one vehicle. To the rear is an enclosed westerly facing garden with paved seating area leading onwards to a grass lawn extending to a rear shed.

GROUND FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq.ft. (52.7 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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## Directions

From Cowbridge, travel south along the Llantwit Major Road. At Nash crossroads turn left. Continue on this road passing Llandow industrial estate on your right. At the roundabout, take the first exit left. At the next roundabout, take the second exit. At the next roundabout, take the first left. Turn left again into Cwrt Y Cadno where No.11 will be found on the left, indicated by our for sale board.  
What3words: spelling.social.debut

## Tenure

Freehold

## Services

Mains Gas, Electricity, Water and Drainage  
Council Tax Band C  
EPC Rating

Viewing strictly by appointment through  
Herbert R Thomas

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AWAITING EPC

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