







## 47 Caer Worgan

Llantwit Major, Llantwit Major

FLEXIBLE LIVING SPACE with this BEAUTIFULLY PRESENTED and EXTENDED semi detached home, located in a quiet cul de sac position within the popular Pent...

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- CONSERVATORY. EPC C74.
- EXTENDED SEMI DETACHED.
- GCH. UPVC. CLOAKS/WC.
- SOUGHT AFTER LOCATION.
- 4 BEDS. DRIVEWAY.
- STORE/UTILITY ROOM.





## GROUND FLOOR.

### Entrance Hallway.

Vertical radiator. UPVC window to side. Opaque glazed front entrance door. Solid wood flooring. Doors to cloakroom/WC, bedroom four, and sitting room. Stairs to first floor.

### Cloakroom/WC.

Low level WC. Corner wash hand basin. Radiator. UPVC opaque glazed window to front. Solid wood flooring.

### Bedroom Four

Dimensions: 19' 0" x 7' 9" (5.79m x 2.36m). Radiator. UPVC window to front. Down lighting. Wood effect flooring.

### Sitting Room.

Dimensions: 13' 7" x 12' 3" (4.14m x 3.73m). UPVC window to front. Radiator. Solid wood Flooring. Opening to dining room. Under stairs cupboard.

### Kitchen.

Dimensions: 11' 2" x 7' 7" (3.40m x 2.31m). Glazed door to rear. UPVC window to rear. Solid wood flooring. Fully fitted kitchen comprising eye level units and base units with solid wood work surfaces over. Inset stainless steel sink with mixer tap. Leisure five burner gas cooker with hood. Space for white goods.

### Dining Room.

Dimensions: 10' 9" x 7' 8" (3.27m x 2.34m). Double glazed patio doors to conservatory. Radiator. Door to kitchen.

### Conservatory.

Dimensions: 11' 11" x 9' 9" (3.63m x 2.97m). Ceramic floor tiles. Under floor heating. UPVC French doors to rear.







## FIRST FLOOR.

### Landing.

UPVC window to side. Loft access. Airing cupboard. Doors to bedrooms and family bathroom.

### Bedroom One.

Dimensions: 8' 9" x 13' 0" (2.66m x 3.96m). UPVC window to front. Radiator.

### Bedroom Two.

Dimensions: 8' 10" x 11' 2" (2.69m x 3.40m). UPVC window to rear. Radiator.

### Bedroom Three.

Dimensions: 9' 8" x 6' 6" (2.94m x 1.98m). UPVC window to front. Over stairs cupboard.

### Family Bathroom.

Dimensions: 6' 5" x 5' 7" (1.95m x 1.70m). UPVC opaque window to rear. Low level WC. Pedestal wash hand basin. Panelled bath with mixer tap and shower. Vinyl floor covering. Radiator. Ceramic wall tiles.

## OUTSIDE.

### Front.

Dimensions: 18' 0" deep x 20' 0" wide (5.48m deep x 6.09m wide).. Open plan garden laid mainly to lawn.

### Driveway.

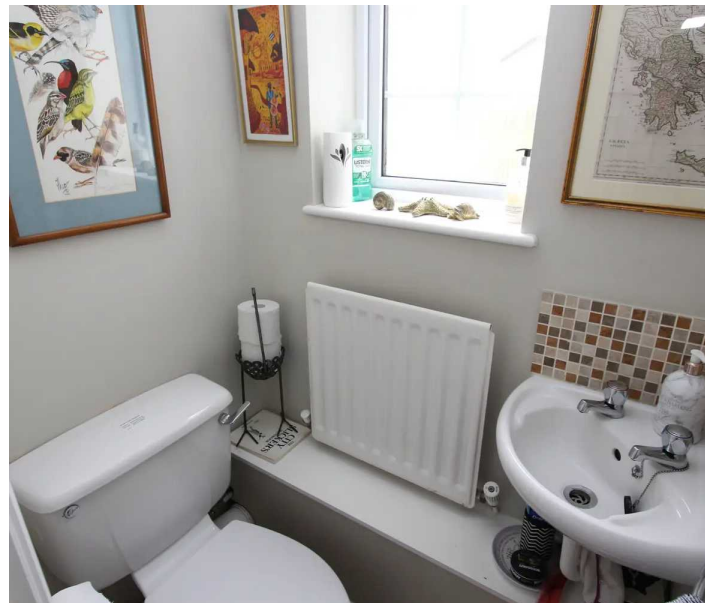
Dimensions: 0' 0" x 0' 0" (0.00m x 0.00m). Parking for one car. Potential for double driveway subject to the usual consents.

### Rear Garden.

Dimensions: 32' 0" x 26' 0" (9.75m x 7.92m). A westerly enclosed and private garden laid mainly to lawn. Indian sandstone paving area providing space for table, chairs and barbecue's etc. Water tap. Gate to side.

### Storage/Utility Room

Dimensions: 10' 2" x 8' 0" (3.10m x 2.44m). Wall mounted Vaillant boiler providing the central heating. Glazed door to rear. Space for white goods. Potential for ensuite to bedroom four. Loft storage with pull down ladder.





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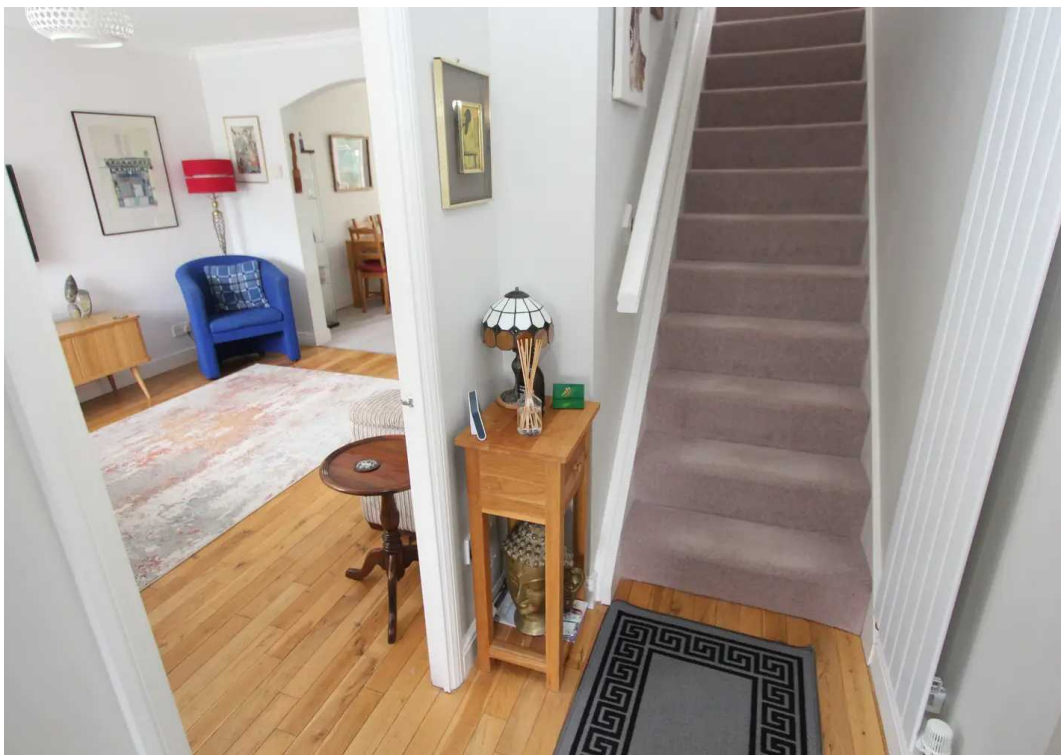
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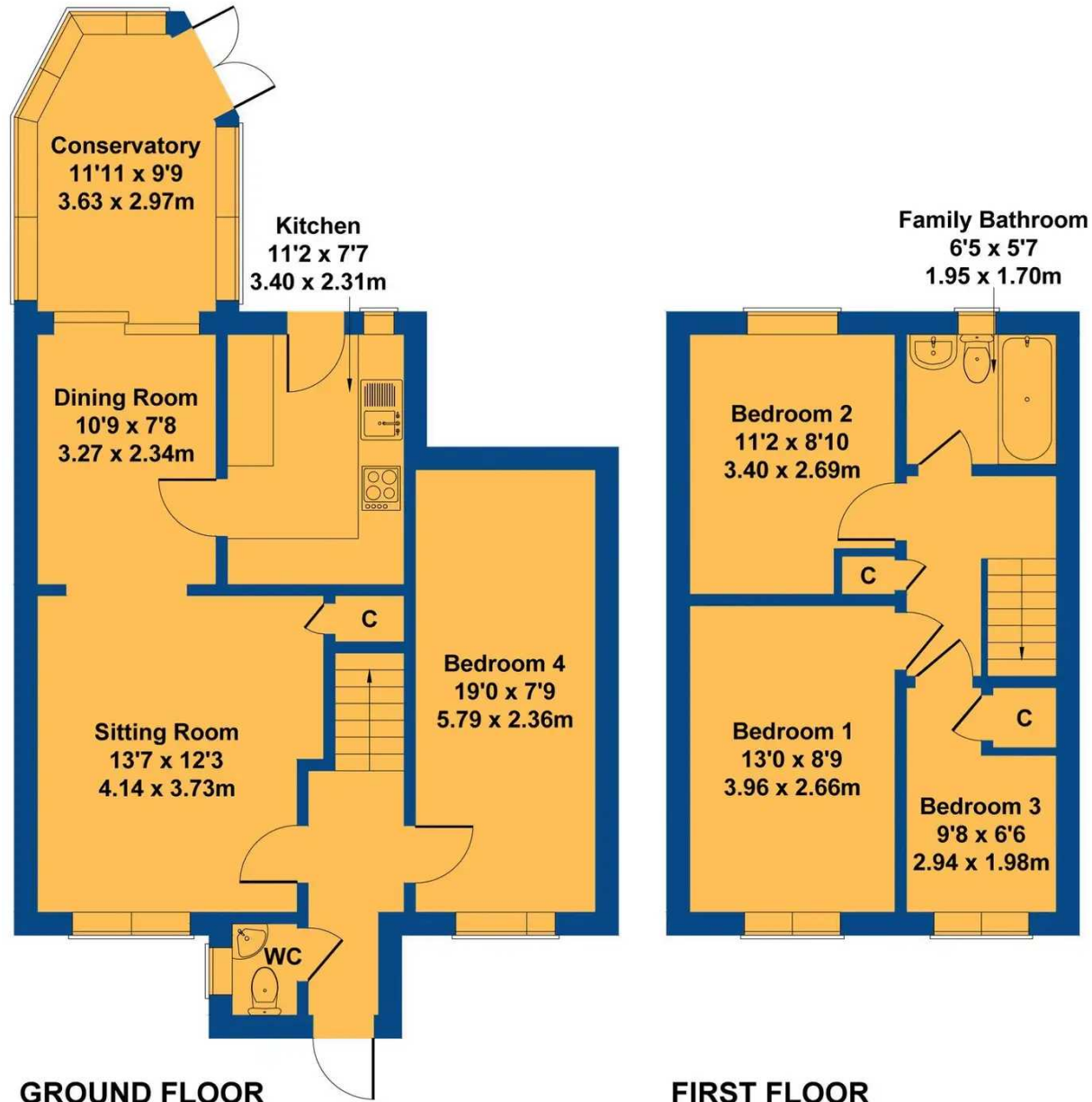






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Approximate Gross Internal Area  
1055 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

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