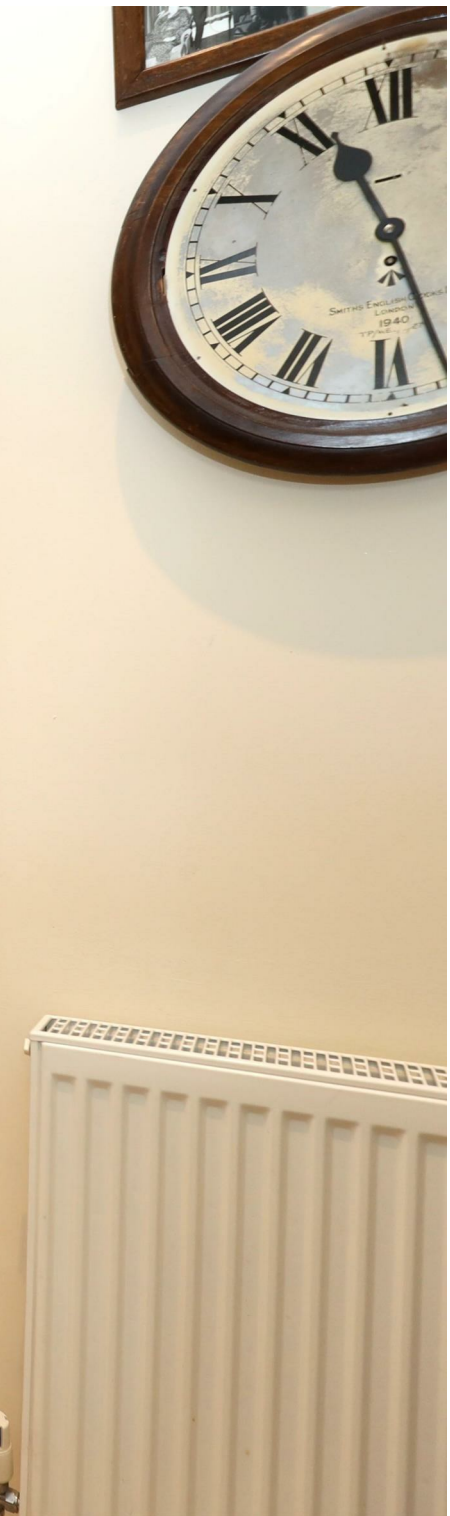




16 St Illtyds Court
Llantwit Major, Vale of Glamorgan, CF61 1UG

Watts
& Morgan



16 St Illtyds Court, Colhugh Street,

Llantwit Major, Vale of Glamorgan, CF61
1UG

Guide price: £225,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

To the heart of Llantwit Major and enjoying wonderful views over the town onto surrounding farmland with the Bristol Channel beyond, a second floor apartment within this character, landmark property. Open plan living-dining-kitchen. Two bedrooms, the largest with dressing room and en suite shower room, bathroom. Lift access to the property. Allocated parking with a good number of visitors spaces. Well maintained communal gardens.

EPC rating: TBC



Directions

Cowbridge Town Centre – 5.4 miles

Cardiff City Centre – 18.5 miles

M4 Motorway, Junction 35 Pencoed – 9.1 miles

Your local office: Cowbridge

T: 01446 773500

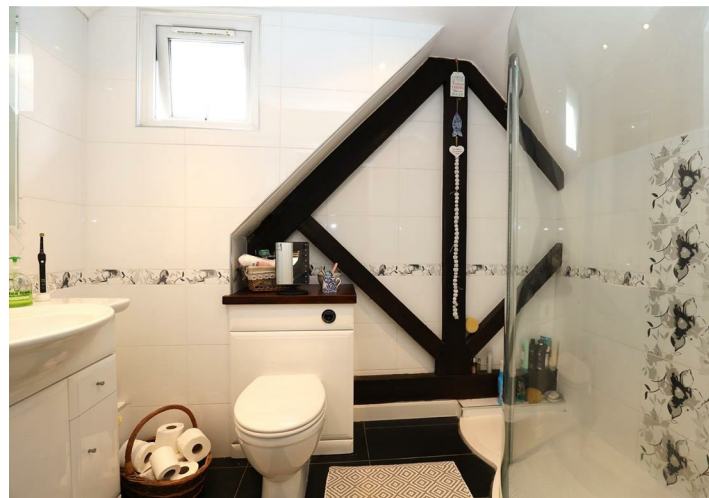
E: cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

About the property

Located within this landmark building to the centre of Llantwit Major, St Illtyds is a stone-built late Victorian property, converted into quality apartments in more recent years. No 16 is the only apartment to the second floor and can be reached via a staircase or lift. The entrance door opens into a central hallway, from which all rooms are accessed. The largest, most impressive room is the high ceilinged, open plan living-dining-kitchen space. It includes a contemporary fitted kitchen with granite worktops and a good range of storage units. Appliances, where fitted, are to remain and include a gas hob, electric oven and fully integrated fridge, freezer, slim line dishwasher and washing machine. There remains ample space in this room for a dining table and suite. Windows look, to one side, over the 'West End' onto farmland and, in a southerly direction, over Llantwit town on to farmland and towards the Bristol Channel. The master bedroom enjoys similar views in a southerly direction and has two steps down to a dressing room, beyond which is an en suite shower room with walk-in shower. The second bedroom has use of the family bathroom which includes a shower over the bath.

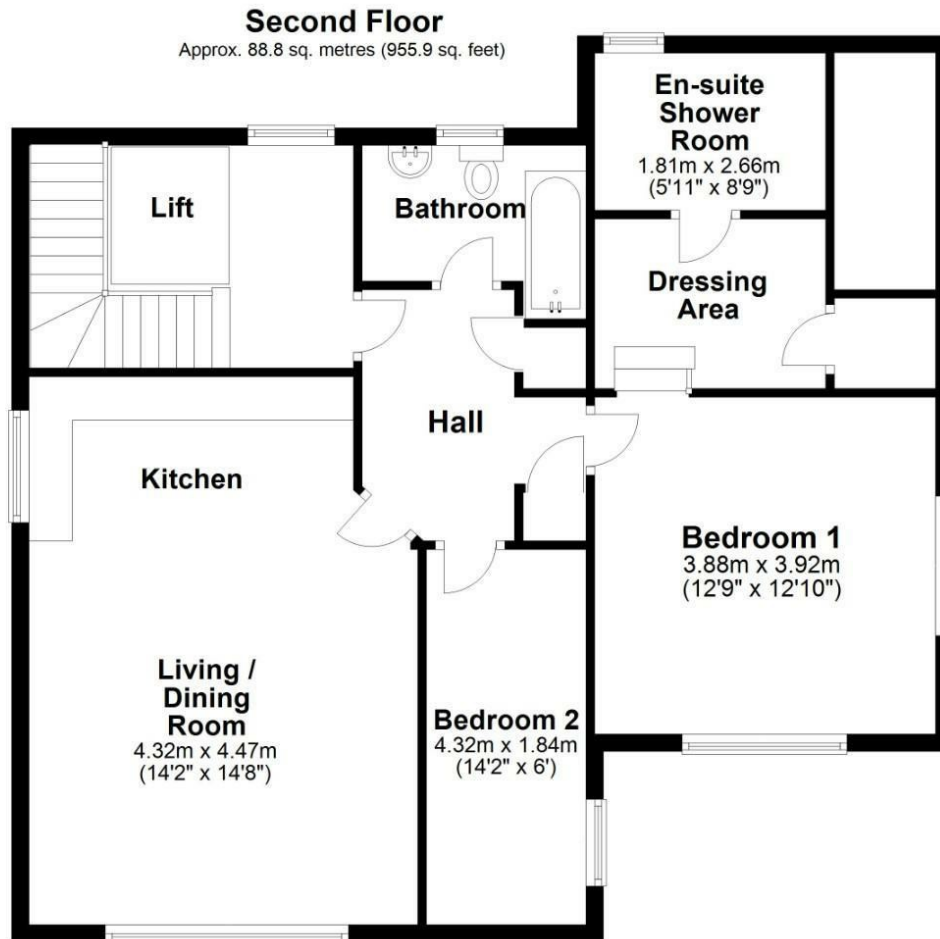


Additional information

Leasehold. 999 year lease from 2012. Ground rent £100 per annum. Service charge of £1765.20 payable (per annum). All mains services connected. Gas-fired 'combi' central heating. Council tax: Band F

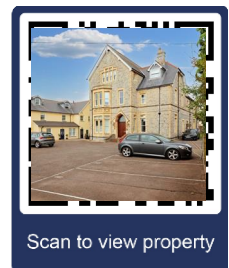
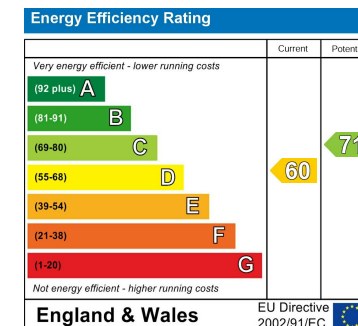
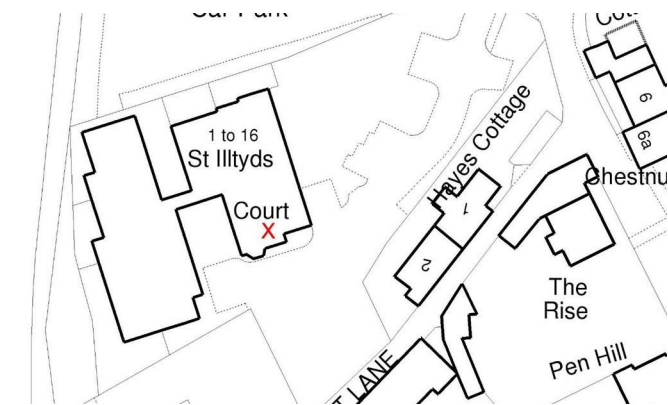
Garden & Grounds

All residents have use of the attractive, well tended landscaped grounds. Apartment 16 has an allocated parking space; there are numerous visitors parking spaces and a covered bike storage.



Total area: approx. 88.8 sq. metres (955.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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