



Grelrosa Flanders

£415,000

- RENOVATION PROJECT. Council tax band E
- Main property built in 1959 of non standard construction, extension in 1991 of standard construction
- Ogney Dell to the rear of the LARGE GARDEN, footpath leading to the beach
- Beautiful plot with potential to extend or re develop * Subject to the appropriate



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About the property

We are delighted to offer this fantastic opportunity to acquire a detached residence situated on a prime plot in the sought after coastal town of Llantwit Major. The property requires modernisation throughout and is partly of nonstandard construction but offers a lot of potential.

The main part of the bungalow was built in 1959 and comprises of a porch, kitchen, three bedrooms, reception room and bathroom. The extension was built in 1991 and comprises of a reception room, stairs leading down to a further reception room / bedroom with doors leading to the garden and a shower room.

Externally the property benefits from a beautiful garden mostly laid to lawn with mature trees surrounding it. The Ogney Dell is to the rear and a footpath leading to the beach. There is access to the underground cellar as well as a detached garage and driveway.

Llantwit Major has many local amenities including shops, pubs and schools and is on an excellent communications network with access east and west to the M4 and onto the national motorway network. There are regular bus services to neighbouring towns and a train service into Cardiff and Bridgend.



Accommodation

Location

Llantwit Major is a small coastal town and community in the Vale of Glamorgan. The town's name in Welsh, Llanilltud Fawr, is derived from the name of Saint Illtud, who came to the area from Brittany. The modern town of Llantwit developed rapidly in the 20th century but it retains its medieval cobbled streets and buildings of the 15th and 16th centuries. Collugh Beach is popular for surfing and has the remnants of an Iron Age fort and some of the finest examples of Jurassic-period fossils in Wales. The pebble beach and its dramatic clifftops are part of a 14 miles (23 km) long coastline protected under the Glamorgan Heritage Coast.

Porch

9' 4" x 6' 8" (2.84m x 2.03m)
Large porch accessed via aluminium sliding door, double opening wooden doors leading to the Hallway.

Hallway

Doors leading to kitchen, reception rooms, bathroom and three bedrooms, storage cupboard.

Reception One

16' 10" x 11' 3" (Max into recess) (5.13m x 3.43m (Max into recess))
UPVC double glazed window to side, coal fire place, stairs leading to reception room two.

Reception Two

15' 10" x 12' 10" (4.83m x 3.91m)
Part of the extension built in approximately 1991, UPVC double glazed windows to both sides, radiators, stairs leading down into reception room three/bedroom four.

Reception Three / Bedroom Four

15' 11" x 12' 10" (4.85m x 3.91m)
Double glazed aluminium sliding door leading to external terrace area, radiator, door to shower room.

Shower Room

6' 10" x 5' 9" (2.08m x 1.75m)
UPVC double glazed obscured window to side, shower cubicle with electric shower, pedestal wash hand basin, WC, tiled walls and flooring, radiator.

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Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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