



Picton Court, Llantwit Major

Guide price £260,000- £270,000

- FREEHOLD upon Completion
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- Detached GARAGE
- Low maintenance SOUTHERLY facing rear GARDEN
- Walking distance to Schools and TRAIN STATION
- Heritage coastline in close proximity
- Walking distance to local shops and amenities
- Council Tax Band D
- EPC Rating: C



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About the property

A deceptively spacious and extended semi-detached property in the popular location of Llantwit Major within convenient reach of local amenities. Walking distance to the local schools and the train station with the Heritage Coastline and beach close by also.

The accommodation briefly comprises of hallway, open plan lounge and dining room with separate kitchen. Upstairs are three bedrooms and a family bathroom.

Externally the property benefits from front and rear gardens. The rear southerly facing garden is fully enclosed, and paved with a drop kerb so can be used as additional parking if needs be. There is also a detached garage with up and over door, light and power.

The property is currently leasehold with approximately 46 years remaining. However, the vendors will purchase the FREEHOLD upon completion.

Accommodation

Entrance Hall

Enter the property via a UPVC door into the hallway. Window overlooking the front garden. Two storage cupboards. Radiator. Fitted carpets. Stairs rising to the first floor. Doors leading to lounge and kitchen

Kitchen

16' 5" x 8' 2" (5.00m x 2.49m)

Accessed from both the hallway and the dining room. Fitted with a range of wall and base units, including some display cabinets with complimentary work surfaces and a breakfast bar. Stainless sink and drainer. Windows to the side and rear aspects. A "Cookmaster" 6 burner gas hob with wok burner, two ovens and a grill with a chrome cooker hood over. Tiled flooring. Radiator. Space and plumbing for freestanding appliances. Wall mounted central heating boiler

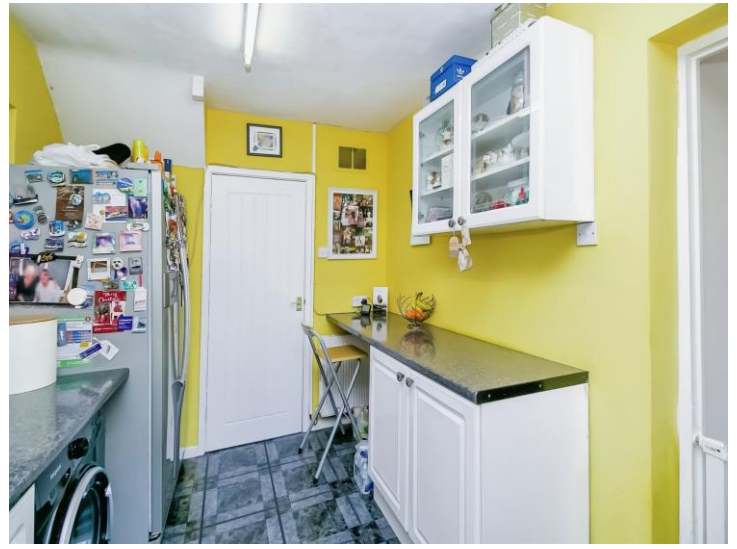
Lounge

19' 8" x 12' max (5.99m x 3.66m max)

Large window overlooking the front garden. Fitted carpets. Radiator. Open plan to the dining room

Dining Room

9' 1" x 8' 1" (2.77m x 2.46m)



An addition in 2004. Laminate flooring. Patio doors leading out in to the rear garden

First Floor Landing

Carpeted stairs leading up from the entrance hallway. Window to the side aspect. Loft hatch. Door to airing cupboard. Doors leading to all first floor rooms

Master Bedroom

13' 1" x 10' 1" (3.99m x 3.07m)

Window to the front aspect. Fitted Carpets. Radiator and space for freestanding wardrobes

Bedroom Two

10' 8" x 9' 10" (3.25m x 3.00m)

Window to the rear. Radiator. Laminate flooring. Wardrobe with sliding doors to remain

Bedroom Three

7' 10" x 7' 11" (2.39m x 2.41m)

Window to the front. Fitted carpets and radiator

Family Bathroom

Two obscure glazed windows to the rear. Fitted with a three piece suite comprising of panelled bath with "raindance" shower over with separate hand held attachment. Glass shower screen. Low level w.c and pedestal wash hand basin. Heated towel rail in chrome. Wood effect flooring.

External Front

Pedestrian gate gives access to the front of the property which is mainly laid to lawn with some mature trees. A footpath leads to the front door and also continues providing rear access via a lockable gate

External Rear

Fully enclosed split level rear garden has been designed for ease of maintenance and has been laid with patio. A drop kerb gated access can provide additional parking if required. Space for hot tub.

Detached Garage

With up and over door. Light and power and pedestrian door

Floorplan



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