



Picton Court, ##Invalid offers over £250,000

- FREEHOLD upon Completion
- Guide Price £260,000 to £270,000
- 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



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About the property

FREEHOLD UPON COMPLETION This extended family home is within walking distance to central Llantwit Major with easy access to TRAIN STATION, bus stations and local amenities. Front and rear HARDENS plus a detached GARAGE and a low maintenance rear GARDEN

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

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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