



Picton Court, Llantwit Major

guide price £240,000

- FREEHOLD upon Completion
- Detached GARAGE
- Walking distance to Schools and TRAIN STATION & Heritage coastline in close proximity
- Low maintenance SOUTHERLY facing rear GARDEN
- Walking distance to local shops and amenities



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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

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 paneled bath with "raindance" shower over with separate hand held attachment. Glass shower screen. Low level w.c an pedestal wash hand basin. Heated towel rail in chrome. Wood effect flooring.

External

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

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.

Garage

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

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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