



## Monmouth Way, £270,000

- Council Tax D
- Three bedroom semi- detached in mature and popular location
- Three reception rooms, driveway parking. Side and rear gardens
- Close to the Heritage Coastline and beach and excellent school catchments
- EPC Rating: D



 3  1  3



## About the property

This semi-detached family home offers excellent flexible living space and is situated in a popular, mature area of Llantwit Major, Vale of Glamorgan. The ground floor features an entrance porch, sitting room, a third reception room that was once the garage that can serve as a fourth bedroom, a dining room, and a kitchen. Upstairs, there are three bedrooms and a family bathroom. The front of the property boasts a block-paved double driveway and a low-maintenance garden area, while the rear features an enclosed, level lawned garden. The home benefits from gas central heating and UPVC windows and doors. The property is within walking distance of local shops, schools, and amenities, and is also close to the Heritage coastline and beach. Viewings are recommended to fully appreciate the space and scope this property offers.



#### Entrance Porch

Enter via UPVC entrance door. Door leading to lounge

#### Lounge

14' 7" x 10' 11" ( 4.45m x 3.33m )  
Window to the front aspect. Electric fire and surround. Carpeted stairs rising to the first floor. Radiator and doors leading to both the second reception room and the dining room

#### Snug /Office

15' 7" x 8' 3" ( 4.75m x 2.51m )  
Originally the garage. Window to the front aspect. Radiator and carpets

#### Dining Room

10' 11" x 8' 3" ( 3.33m x 2.51m )  
Wood effect flooring, UPVC glazed window and door to rear garden. Radiator and opening to kitchen

#### Kitchen

11' 5" x 8' 4" ( 3.48m x 2.54m )  
Fitted with range of wall and base units and worksurfaces over. Stainless steel sink and drainer. Gas hob, oven and microwave. Space for washing machine. Integrated fridge/freezer. Partially tiled walls, UPVC window overlooking the rear garden. Wall mounted boiler and door to understairs storage cupboard

#### First Floor Landing

Carpeted stairs from Lounge. Access to partially boarded loft space with pull down ladder. Airing cupboard housing hot water tank and doors to all first floor rooms.

#### Bedroom One

11' 2" x 11' 2" ( 3.40m x 3.40m )  
Window to front. Built in wardrobes, overstairs storage cupboard. Carpets and radiator

#### Bedroom Two

10' 11" x 8' 4" ( 3.33m x 2.54m )  
Window to the rear. Radiator, carpets and overstairs storage cupboard

#### Bedroom Three

8' 8" x 8' 4" ( 2.64m x 2.54m )  
Window to front, radiator.

#### Family Bathroom

Fitted with panelled bath with electric shower over. Low level w.c and pedestal wash hand basin. Cushioned flooring and tiled walls. Vertical radiator and obscure glazed window to the rear aspect

#### External

To the front of the property is a block paved driveway. The block paviour continues to the side of the property which is accessed via lockable gate which is handy for storage.

The enclosed rear garden is mainly laid to lawn to block paved area for outside dining. Water tap and shed

## Floorplan



**Ground Floor**



**First Floor**

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