



## Caer Worgan, Llantwit Major

**Guide price £375,000-£400,000**

- Improved throughout by the current owners
- Kitchen and utility room installed in 2024
- All windows, external and internal doors have been replaced as well as fascias and soffits
- New boiler installed in 2023 and consumer unit in 2024
- En suite to master bedroom, family bathroom and cloakroom
- Garage and driveway
- two reception rooms with French doors leading to rear garden



 3
  2
  2





## About the property

GUIDE PRICE £375,000-£400,000. This immaculate, detached house nestled in a sought-after location, on the fringe of the estate has recently been improved throughout by the current owners including a new kitchen, new windows and internal and external doors, offering a modern and sophisticated touch to this charming property.

The house features two reception rooms with French doors leading to the rear garden, a cloakroom, kitchen with utility off to the ground floor and three bedrooms with an en suite to the master in addition to a family bathroom to the first floor.

The property also benefits from a single garage, providing additional storage or parking space.

One of the unique features of this property is its spacious and enclosed garden; a true haven for outdoor enthusiasts.

Whether you want to engage in gardening or simply enjoy the tranquillity of your own outdoor space, this garden has it all.

The property also benefits from a single garage, providing additional storage or parking space.

The property benefits from excellent public transport links and is within easy reach of local amenities. In addition, the proximity to reputable schools makes it a particularly attractive option for those with school-aged children.

In summary, this is a fantastic opportunity to acquire a tastefully improved, detached house in a prime location. Its high-quality improvements, desirable location, and unique features make it an excellent choice for families to settle down.





## Accommodation

### Entrance Hallway

Enter via UPVC front door, wood effect flooring, hanging hooks for coats, understairs storage, doors to all ground floor rooms, stairs to the first floor, radiator.

### Cloakroom

Continuation of wood effect flooring, WC, wash hand basin, tiled splash back, obscured double glazed window to front, radiator.

### Lounge

14' 10" x 10' 11" ( 4.52m x 3.33m )

UPVC double glazed window overlooking the front garden, two radiators, continuation of wood effect flooring.

### Dining Room

9' 9" x 8' 8" ( 2.97m x 2.64m )

UPVC double glazed patio doors leading to the rear garden, continuation of wood effect flooring, opening through to kitchen.

### Kitchen

11' 5" x 10' 11" ( 3.48m x 3.33m )

Accessed via dining room and hallway. Supplied and installed by B&Q in 2024 with integrated appliances. Gloss units to wall and base height, integrated fridge/freezer, oven and induction hob, Cooke + Lewis pull out extractor, pull out larder cupboard, worktop inset with stainless steel sink and drainer, UPVC double glazed window overlooking the rear garden, entrance to utility room.

### Utility Room

9' 6" x 4' 11" ( 2.90m x 1.50m )

Units to base and wall height, worktop inset with sink and drainer, space and plumbing for washing machine and tumble dryer, laminate flooring, radiator, loft access, internal door to garage and door leading to the rear garden.

### Garage

17' 10" x 8' 3" ( 5.44m x 2.51m )

Power points and lighting, manual up and over door.

### Landing

UPVC double glazed window to side, access to loft, door to airing cupboard housing boiler, doors leading to all first floor rooms.

### Master Bedroom

11' 2" (MAX) x 8' 5" (MAX) ( 3.40m (MAX) x 2.57m (MAX) )

UPVC double glazed window to rear, double built in wardrobes, door to en suite, radiator, carpeted.

### En Suite

Corner shower cubicle, dual flush WC, pedestal wash hand basin, mirrored vanity unit, chrome heated towel rail, extractor fan, fully tiled walls and flooring, UPVC double glazed obscured window to side.

### Bedroom Two

11' 2" (MAX) x 9' 5" (MAX) ( 3.40m (MAX) x 2.87m (MAX) )

UPVC double glazed window to front, door to built in storage cupboard with hanging rail, radiator, carpeted.

### Bedroom Three

8' 4" x 6' 7" ( 2.54m x 2.01m )

Single bedroom with UPVC double glazed window to front, radiator, carpeted.

### Bathroom

Three piece suite, bath with shower over and glass shower screen, low level WC, wash hand basin with mirrored vanity unit, fully tiled walls and flooring, shaver socket and extractor fan, heated towel rail radiator.

### Front Garden

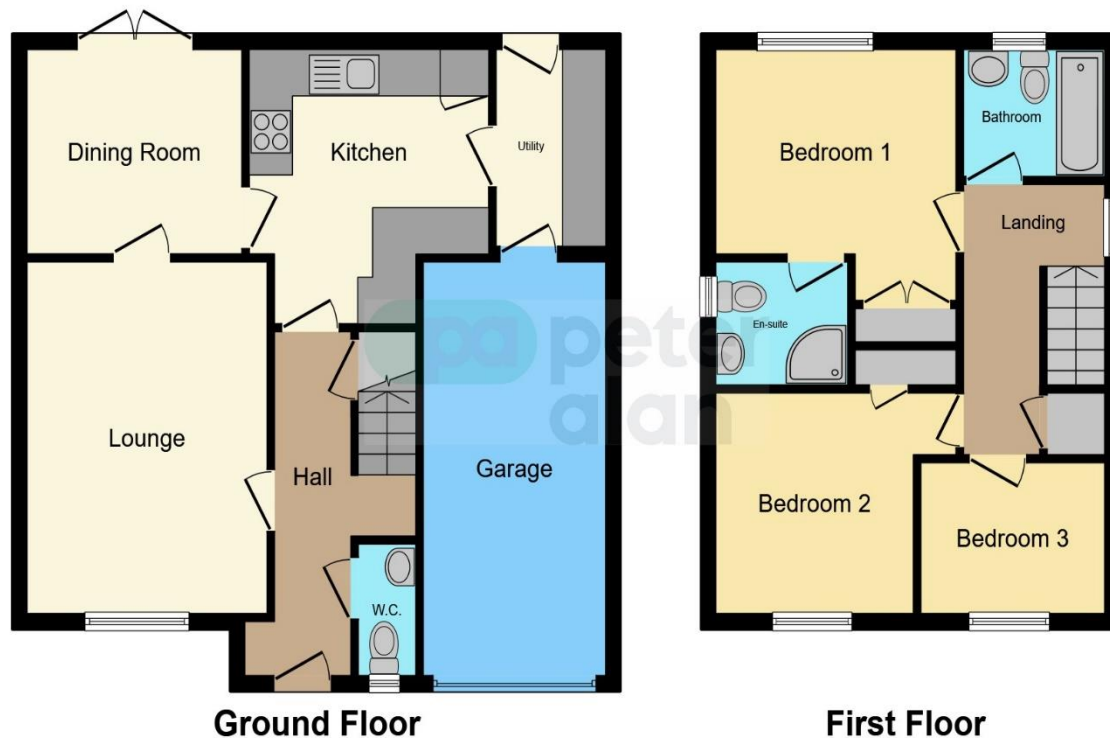
Area laid to lawn, paved footpath to front door continuing to side access. Driveway for one vehicle in front of single garage.

### Rear Garden

Low maintenance rear garden with a mix of patio and decorative stone, feature area laid to lawn, raised planters, external electrical socket, outside tap, fence and walled boundaries, side access via lockable gate.



## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.