



Gwynfa Colhugh Street, Llantwit

GUIDE PRICE £450,000 - £475,000

- Guide price £450,000 - £475,000 Council band D
- Detached dormer bungalow with versatile living space and 3/4 bedrooms
- To be sold with no ongoing chain
- Sought after area rich with history and walking routes
- Open plan kitchen/dining room with utility off, separate living room
- Driveway for several cars and garage
- Generous rear garden with potential to extend
- EPC Rating: D



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About the property

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Located near schools, local amenities, and walking routes, this property is perfect for families seeking a balance of convenience and tranquillity. The potential to further customise this property and with its sought-after location, makes it a truly desirable home.





Accommodation

Location

Located in the charming town of Llantwit Major steeped in history and character. From ancient Iron Age hill forts and Tudor architecture to a Roman villa and a medieval grange, the town is rich in heritage.

Llantwit Major offers an excellent range of amenities, including both Welsh and English primary schools, a highly regarded secondary school, and a variety of shops-two supermarkets, five renowned pubs, friendly cafés, and established restaurants. The town also boasts a health centre, leisure centre, rugby and football clubs.

Nestled along the stunning Glamorgan Heritage Coast, Llantwit Major offers the best of both worlds coastal living with excellent transport links. The nearby railway station provides regular services to Cardiff and Bridgend, while the M4 and Cardiff are easily accessible by car. Cardiff Airport is just five miles away.

Hall

Entered via UPVC door with skylight over, doors to living room, kitchen / dining room, bedrooms one and two and bathroom, radiator, vinyl flooring.

Living Room

14' 6" (Max) x 11' 7" (4.42m (Max) x 3.53m)
UPVC double glazed bay window to front, gas fire with marble hearth and wooden surround, radiator, laminate flooring.

Kitchen Area

13' 1" x 10' 8" (3.99m x 3.25m)
Units to base and wall height, worktops inset with sink and drainer, electric hob, with stainless steel extractor hood over, tiled splash back, integrated double oven, space and plumbing for washing machine, tiled flooring, radiator, UPVC double glazed windows to side and rear overlooking the garden, door to utility room.

Dining Area

10' 8" x 9' 1" (max into recess) (3.25m x 2.77m (max into recess))
Feature brick fire place with gas fire, radiator, laminate flooring, opening through to kitchen.

Utility Room

10' 8" x 6' 2" (3.25m x 1.88m)
UPVC double glazed door leading to the rear garden and UPVC double glazed window overlooking rear garden, space for appliances, radiator, tiled flooring, door through to the rear hall.

Bedroom One

15' (Max) x 11' 6" (4.57m (Max) x 3.51m)
UPVC double glazed bay window to front, radiator, laminate flooring.

Bedroom Two

10' 8" x 10' (3.25m x 3.05m)
UPVC double glazed window to rear, radiator, laminate flooring.

Bathroom

Four piece suite comprising of bath, shower cubicle, WC and pedestal wash hand basin, tiled walls and floor, radiator, UPVC double glazed obscured windows to rear.

Rear Hall

Door leading to the garage, carpeted, radiator, stairs leading to the first floor.

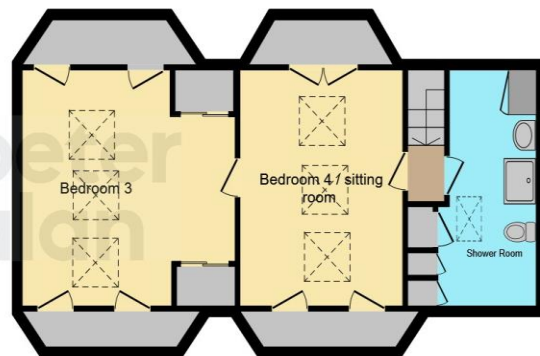
Garage

18' 11" x 9' 1" (5.77m x 2.77m)
Electric power points and lighting, up and over door for access via the driveway.

Floorplan



Ground Floor



First Floor

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