



Caer Worgan, Llantwit Major

£220,000

- Only once owner since new in 1998
- Very well presented throughout
- Kitchen / breakfast room with doors leading to the rear garden
- Separate living room
- Driveway parking for two cars
- Well maintained enclosed rear garden
- EPC Rating: Awaited



2 1 1



About the property

This well presented home is nestled in a sought after location, on the fringe of the estate and has had one owner since being built in 1998.

The house features a separate living room and a contemporary kitchen/breakfast room with patio doors leading to the rear garden, and two bedrooms and a family shower room to the first floor.

The property also benefits from a driveway with parking for 2 cars and a well maintained enclosed rear garden.

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 house in a prime location.

The desirable location and unique features make it an excellent choice for families to settle down.





Accommodation

Porch

Entered via partially glazed composite front door, carpeted, door leading into living room.

Living Room

15' 5" x 11' 8" (4.70m x 3.56m)

UPVC double glazed window to front, radiator, stairs leading to the first floor, door through to kitchen, radiator, carpeted.

Kitchen / Breakfast Room

11' 8" x 9' (3.56m x 2.74m)

Units to base and wall height, worktops inset with stainless steel sink and drainer, gas hob with electric oven below and stainless steel extractor hood over, tiled splash backs, tiled flooring, radiator, space and plumbing for washing machine, UPVC double glazed sliding patio doors leading to the rear garden.

Landing

Doors leading to two bedrooms and shower room, access to the loft space.

Bedroom One

9' 7" x 9' 1" (2.92m x 2.77m)

UPVC double glazed window to rear, fitted wardrobes with sliding doors, radiator, carpeted.

Bedroom Two

11' 8" x 7' 1" (3.56m x 2.16m)

UPVC double glazed window to front, radiator, carpeted.

Shower Room

UPVC double glazed obscured window to rear, shower cubicle, push button WC, vanity wash hand basin unit, storage cupboard, chrome ladder style radiator, tiled walls, tiled flooring.

Front Garden

Mostly laid to lawn, picket fencing, driveway to side for 2 cars, gate leading to the rear garden.

Rear Garden

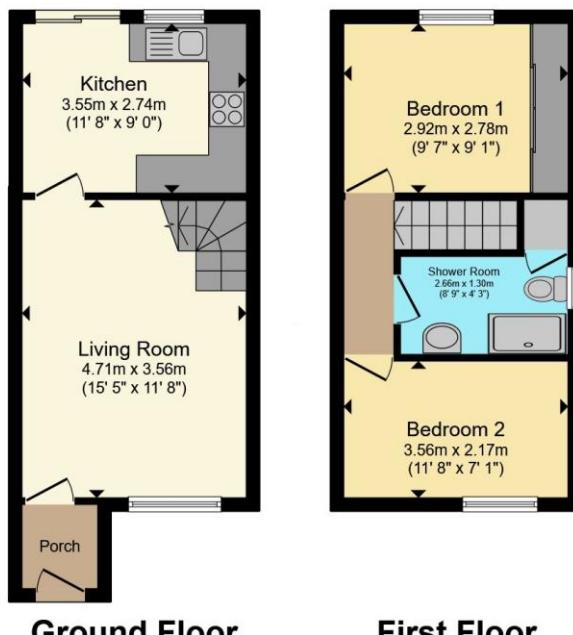
Mostly laid to lawn with patio areas, fencing to boundaries, side gate leading to the driveway.

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Floorplan



Total floor area 55.2 m² (594 sq.ft.) approx

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