



Spitzkop, Llantwit Major

guide price £290,000-£310,000

- Highly sought-after location within close proximity to the town centre and Heritage coastline
- Generously sized living space
- Garage and two car driveway & Secure garden
- Recently re decorated throughout & New double glazed windows
- EPC Rating: E



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About the property

Introducing a delightful semi-detached bungalow for sale, situated in a highly sought-after location. This property is neutrally decorated throughout, allowing the new owners the freedom to put their personal stamp on it.

A significant advantage of this property is its location. It is situated in a peaceful neighbourhood within a short walk to the town centre. Being in close proximity to the heritage coastline, it offers an excellent opportunity for weekend walks and exploring the local amenities.

The property boasts a generously sized living room and well proportioned bedrooms both featuring newly fitted carpets, a thoughtfully designed kitchen with utility room off and a shower room.

One of the unique features of this property is the secure garden, a perfect oasis for outdoor enjoyment throughout the year. The property also comes with a single garage and a two-car driveway, providing ample parking space which is a real bonus in this location.

Adding to its appeal, the property has new double-glazed windows installed, offering energy efficiency and noise reduction.

Overall, this bungalow offers a fantastic opportunity for those looking for a tranquil yet convenient living environment. With its neutral decor, spacious rooms, secure garden, and excellent location, it truly is a property that needs to be seen to be fully appreciated.





Accommodation

Porch

Accessed via wooden door, tiled flooring.

Hallway

UPVC double glazed door for access, doors leading to all rooms, Karndean flooring, radiator.

Living Room

21' (Max into window) x 11' 5" (Max into recess) (6.40m (Max into window) x 3.48m (Max into recess))

A generous room with UPVC double glazed window to front, newly varnished parquet flooring, radiator.

Bedroom One

13' 5" x 10' 5" (Max into recess) (4.09m x 3.17m (Max into recess))

UPVC double glazed window overlooking rear garden, airing cupboard, radiator, newly fitted carpet.

Bedroom Two

10' 11" x 8' 8" (3.33m x 2.64m)

UPVC double glazed window to front, radiator, newly fitted carpet.

Kitchen

9' 8" x 9' 7" (2.95m x 2.92m)

Units to base and wall height, worktop inset with stainless steel sink and drainer, tiled splash backs, Whirlpool oven with induction hob and extractor hood over, integrated fridge/freezer, UPVC double glazed window to side, window to utility room, UPVC double glazed door to utility room, radiator, Karndean flooring.

Utility Room

9' 3" x 5' (2.82m x 1.52m)

UPVC double glazed windows to sides and rear, UPVC double glazed door to access the rear garden, plumbing and electrical points for appliances.

Shower Room

6' 5" x 6' 4" (1.96m x 1.93m)

Shower cubicle with glazed door and electric shower, push button WC and wash hand basin vanity unit, UPVC double glazed window to side, Karndean flooring, radiator.

To The Exterior

Garage

16' 4" x 9' 2" (4.98m x 2.79m)

Entered via electric door, UPVC double glazed window to side, power and lighting.

Gardens

Low maintenance and secure gardens to the front and rear laid to patio, lawn and decorative stone with mature shrubs, fencing and walls to boundaries. Gates to rear garden and to access the garage and driveway.

Floorplan



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