

15 Llys Dwynwen

Llantwit Major, Vale of Glamorgan, CF61 2UH

Watts & Morgan



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Guide price: £199,950 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Set within the popular Llys Dwynwen development in Llantwit Major, this well-presented two bedroom home offers comfortable and practical accommodation, ideally suited to first-time buyers, couples or those looking to downsize.

The property opens into a welcoming entrance hall, leading through to a comfortable living/dining room providing a pleasant space for entertaining and dining, with sliding doors to the rear garden. The fitted kitchen offers a practical layout with oven and hob to remain.

To the first floor are two well-proportioned bedrooms, together with a modern family bathroom. Both bedrooms offer useful flexibility.

Outside, the property benefits from an enclosed garden, providing a private space for outdoor seating and relaxation, together with off road private driveway parking.







Directions

Llantwit Major Town Centre – 1/2 a mile

Cardiff City Centre – 18.2 miles

M4 J35 Pencoed – 8.8 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

The property opens into a welcoming entrance hall with access to the main ground floor accommodation. The living/dining room is a good-sized and versatile space, providing plenty of room for both comfortable seating and dining, with sliding doors opening directly onto the rear garden and allowing plenty of natural light into the room. The fitted kitchen is well arranged with a range of fitted units, providing a practical space for everyday cooking. Freestanding oven and hob to remain; space for tall fridge-freezer; plumbing for washing machine. The ground floor accommodation is complimented by a downstairs wc.

To the first floor are two well-proportioned bedrooms, both offering good flexibility and space for bedroom furniture. The modern family bathroom is also located on this floor and is fitted with a contemporary suite.

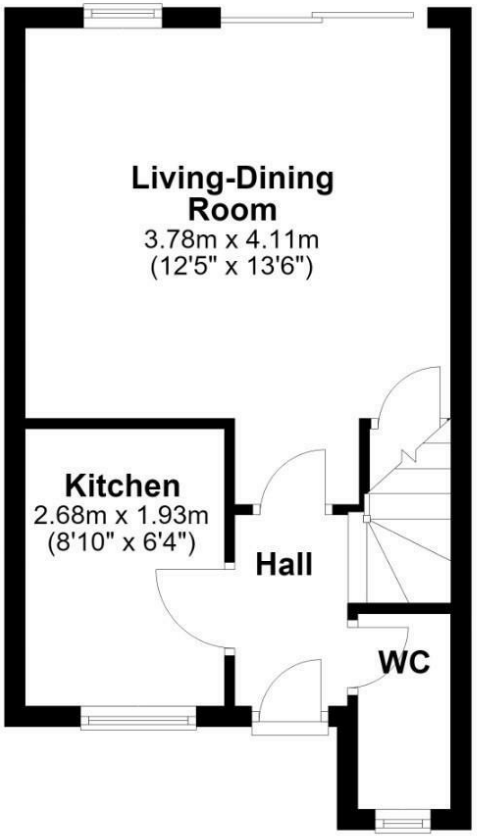
The property is conveniently positioned for the amenities of Llantwit Major, including local shops, schools and leisure facilities, while the beautiful coastline and Heritage Coast are also within easy reach.

Additional information

Freehold. All mains services connected. Gas 'combi' central heating. Council Tax: Band C.

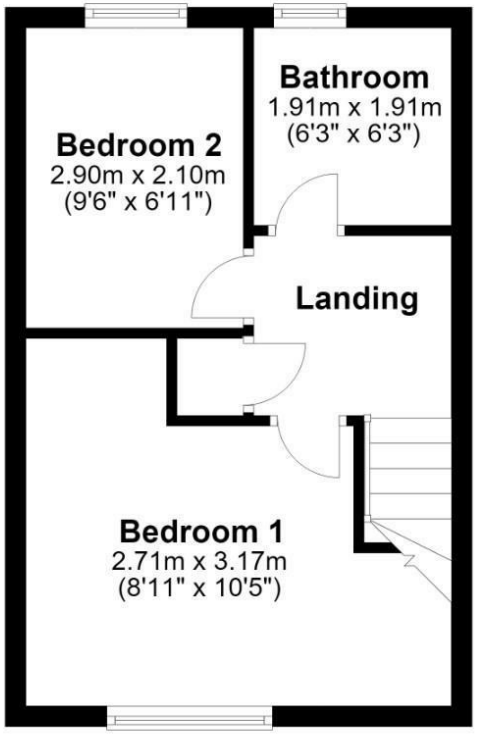
Ground Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



First Floor

Approx. 27.5 sq. metres (295.8 sq. feet)



Total area: approx. 55.5 sq. metres (597.2 sq. feet)

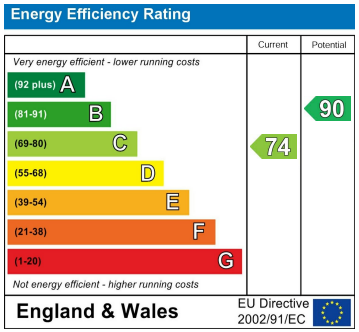
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Garden & Grounds

To the rear of the property is a well-maintained garden, with a paved patio area directly outside the living room, accessed via sliding doors and providing a great space for outdoor dining and entertaining. Steps lead up to a good-sized lawn, with mature flower beds to the borders.

Fronting Llys Dwynwen, there is driveway solely for the use of the property providing a convenient off-road parking space.





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