



**10 Wimbourne Close**  
Llantwit Major, Vale of Glamorgan, CF61 1QW

Watts  
& Morgan



# 10 Wimbourne Close

Llantwit Major,  
Vale of Glamorgan, CF61 1QW

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**Guide Price: £275,000** Freehold

## 3 Bedrooms : 1 Bathrooms : 1 Reception Rooms

- An immaculately presented three bedroom semi-detached property located in a highly sought after street in Llantwit Major.

- Within walking distance to Llantwit Major Beach, Town Centre, Restaurants and reputable schools.

### Accommodation & Amenities;

- Entrance hallway • Living Room • Kitchen/dining room with integral appliances. • To the first floor; Two good size double bedrooms • Single bedroom • 3-piece family bathroom.

### Gardens & Grounds;

- Driveway parking for two vehicles • South facing rear garden.

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### Directions

Upon entering Llantwit Major, from Cowbridge direction, go straight over the large roundabout, following signs for the beach. Take the second exit at the mini-roundabout; then right at the next T-junction followed by an almost immediate left into Colhugh Street.

Continue along this road, signposted towards the beach for about ½ a mile, turning left into Ham Lane South; then right into Tresilian Close. Bear left into Wimbourne Close, to find no 10 to your right.

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### Your local office: Cowbridge

T 01446 773500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)





## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* Entrance via a uPVC glazed door into the welcoming hallway offering a carpeted staircase to first floor landing and wood laminate flooring.
- \* The lounge is a generous size reception room offering a uPVC window to the front elevation and a central feature to the room is the electric fire.
- \* Opening into the kitchen/dining room.
- \* The kitchen/dining room has been fitted with a range of wall and base units with complementary work surfaces and tiled splashback. A range of integral appliances to remain include; fridge/freezer, 4-ring gas hob, oven with grill and extractor hood over; dishwasher and washing machine.
- \* Further benefiting from; uPVC window to the side and door to the rear.
- \* The dining area provides ample space for dining furniture; offering continuation of wood laminate flooring and uPVC French doors lead out onto the rear patio area.

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### GARDENS AND GROUNDS

- \* No.10 is approached off Wimbourne Close onto a driveway providing off-road parking for two vehicles leading to a gated side entrance.
- \* The front garden is predominantly laid to lawn with mature shrubs.
- \* To the rear of the property lies a fully enclosed south facing garden offering a patio area; leading onto a lawned section.
- \* To the far end of the garden is a summer house which is to remain.

### ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Council tax: Band D.

**N.B.** As required under the Estate Agents Act 1979, we are required to disclose that the vendor of this property is related to a member of staff at Watts & Morgan LLP.

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### PROCEEDS OF CRIME ACT 2002

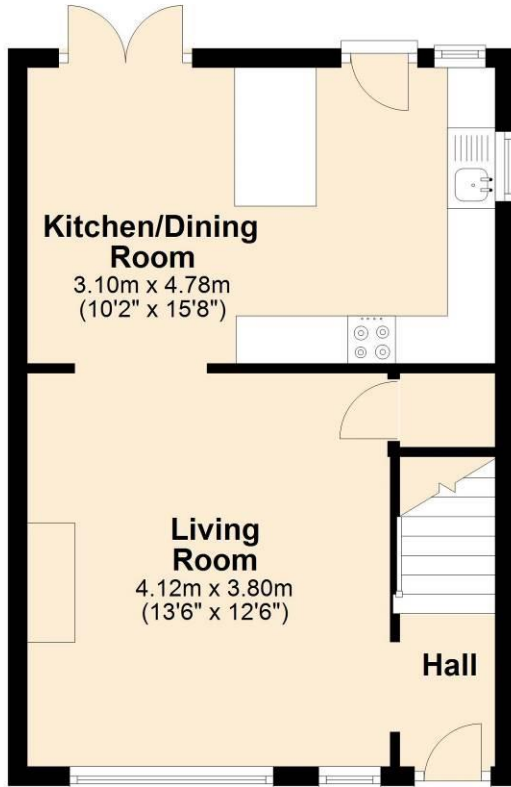
Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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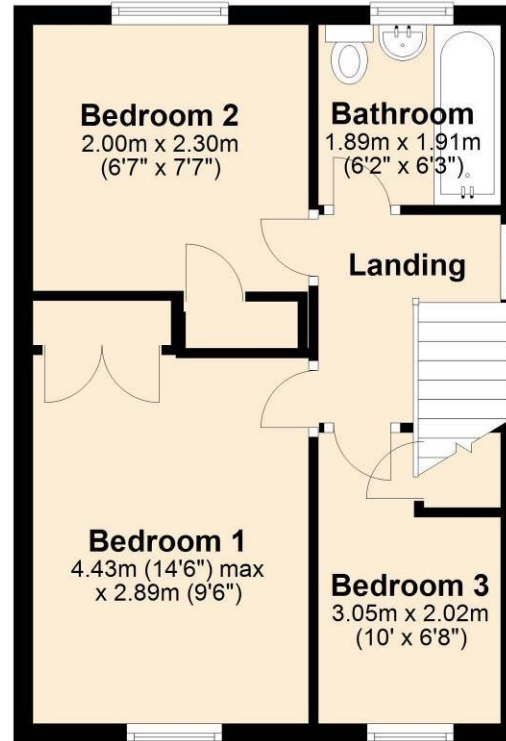
### Ground Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



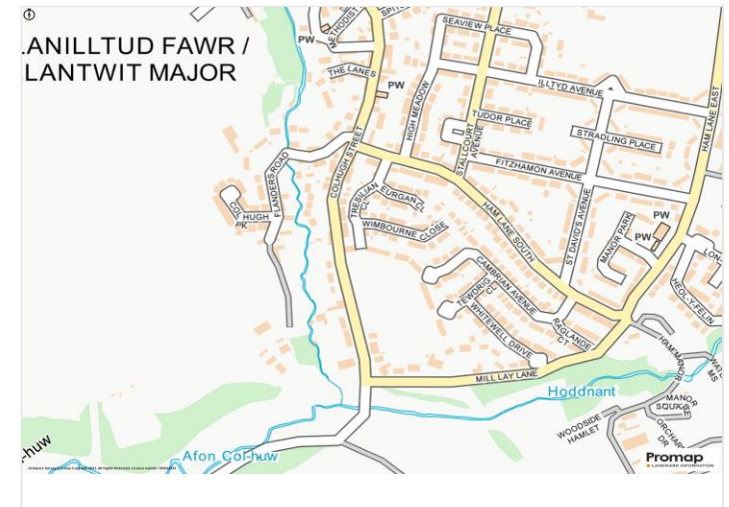
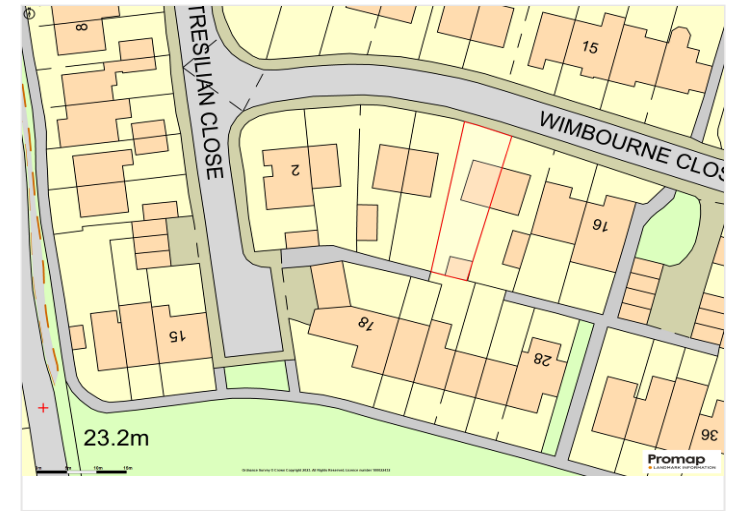
### First Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



Total area: approx. 69.8 sq. metres (750.8 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	86	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**

T 020 7467 5330

E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)



@WattsandMorgan



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[wattsandmorgan.co.uk](http://wattsandmorgan.co.uk)

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