



Colhugh Chine Colhugh Street, Llantwit Major

£585,000 Freehold

- 4 BEDS. 2 RECPS. EPC E48.
- DETACHED DORMER BUNGALOW.
- STUNNING MATURE GARDENS.
- IN NEED OF MODERNISING.
- SUPERB LOCATION. DRIVEWAY.
- POTENTIAL TO EXTEND.





UNIQUE OPPORTUNITY. In one of the most sought after locations in the Vale of Glamorgan lies this detached dormer bungalow in need of modernising, within walking distance of the Heritage Coastline and beach. Rarely is such a property available both in terms of its location and impressive garden plot. Colhugh Chine comprises entrance porch and hallway, kitchen, dining room, sitting room, cloakroom/WC and main bedroom to the ground floor. To the first floor there are three further bedrooms and family bathroom. Outside there are impressive mature gardens, driveway and garage. The property enjoys gas central heating with a recently replaces combination boiler, and no forward chain. Colhugh street ('Beach Road') is a sought after mature location of Llantwit Major, within easy reach of local shops, schools, pubs, amenities and Sea View Park. Viewings are highly recommended to fully appreciate the feeling of space, gardens, potential to modernise and extend, and semi rural position.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





GROUND FLOOR

Entrance Porch

Front entrance door. Opaque glazed door to entrance hallway.

Entrance Hallway

Stairs to first floor. Door to bedroom 1, sitting room, cloakroom/wc, kitchen and dining room. Original wood floor boards.

Bedroom 1

Dimensions: 8' 8" x 11' 6" (2.64m x 3.50m). Window to front. Radiator.

Sitting Room

Dimensions: 12' 0" x 25' 4" (3.65m x 7.72m). Windows to rear. Fireplace. Radiators. Original wood floor boards.

Cloakroom/WC

Dimensions: 3' 0" x 5' 6" (0.91m x 1.68m). Window to front. Vertical radiator. Low level WC. Pedestal wash hand basin with mixer tap. Ceramic wall tiles.

Dining Room

Dimensions: 12' 2" x 19' 9" (3.71m x 6.02m). Windows to rear and side. Radiators. Log burner with marble hearth.

Kitchen

 Dimensions: 7' 8" x 13' 10" (2.34m x 4.21m). Windows to front and side. Radiator. Fitted kitchen. Stainless steel sink. Opaque glazed door to entrance porch.

Porch





Kitchen

Dimensions: 7' 8" x 13' 10" (2.34m x 4.21m). Windows to front and side. Radiator. Fitted kitchen. Stainless steel sink. Opening to porch.

Porch

Glazed door to front. Window to rear.

FIRST FLOOR

Landing

Windows to front. Doors to bedrooms and family bathroom. Cupboard.

Bedroom 2

Dimensions: 11' 3" x 13' 1" (3.43m x 3.98m). Window to side. Radiator.

Bedroom 3

Dimensions: 14' 3" x 8' 5" (4.34m x 2.56m). Window to rear. Radiator.

Bedroom 4

Dimensions: 12' 4" x 6' 2" (3.76m x 1.88m). Window to side. Radiator.

Family Bathroom

Dimensions: 8' 8" x 5' 11" (2.64m x 1.80m). Window to side. Low level WC. Radiator. Pedestal wash hand basin. Panelled bath. Partially tiled walls.

LOUNGE AND SECOND FLOOR.

Size: 13' 4" x 4' 5" (2.54m x 1.35m). Wall mounted replacement Worcester combination boiler providing the central heating and hot water.



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