



10 Samson Street
Llantwit Major, Vale of Glamorgan, CF61 2SH

Watts
& Morgan



10 Samson Street

Llantwit Major, Vale of Glamorgan, CF61 2SH

Guide price: £229,950 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A modern, semi-detached 2 bedroom home on this popular development with garage and parking and a much larger garden than expected. Living room, kitchen/diner and lean-to conservatory looking out over, and opening onto, the rear garden. To the first floor two double bedrooms and bathroom. Driveway parking, garage and, to the rear, a very generous enclosed garden. Scope to extend (subject to any appropriate consents).



Directions

Llantwit Major Town Centre – Less than 1 mile

Cardiff City Centre – 18.4miles

M4 Motorway, J35 Pencoed – 9 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

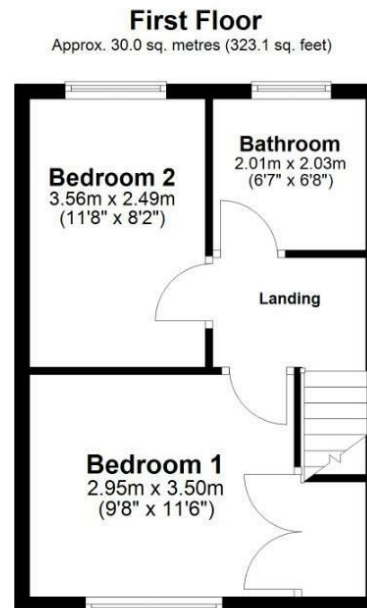
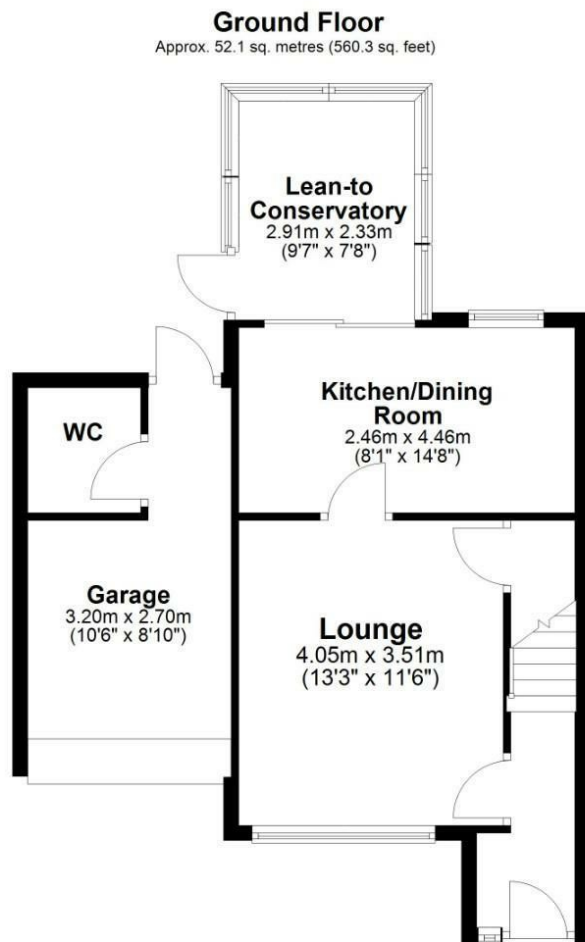
No. 10 Samson Street is a modern, two bedroom home in a popular part of Llantwit with scope to further improve and to extend if required (subject to any appropriate consents). An entrance hall features a staircase running to the first floor and a door leading to the lounge. The family living room looks over the front garden and connects to a kitchen-dining room. The kitchen/diner runs the width of the property and includes a range of units with oven and hob to remain; space / plumbing for a washing machine. A window looks out over the rear garden and an adjacent, sliding door leads into a lean-to conservatory with garden beyond

To the first floor are two double bedrooms and a bathroom. The largest of the two bedrooms includes fitted wardrobes and looks to the front elevation. The second double over-looks the rear garden.



Additional information

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



Total area: approx. 82.1 sq. metres (883.5 sq. feet)

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

Garden & Grounds

10 Samson Street is set in a surprisingly generous plot. From its roadway frontage, a path leads through a lawn to the principal entrance doorway while the driveway – with space for two cars to park end to end – leads to the garage. Garage itself is accessed via an up and over door and has been partially sub-divided inside to create a WC area. This can easily be removed if required. To the rear of the property is a surprisingly generous garden, much bigger than one would expect for a comparable size property. Low maintenance garden includes areas of paving, flint chippings and, to one far corner, a timber decked seating area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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.

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