



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 – 18.4 miles  
M4 Motorway, J35 Pencoed – 9 miles

Your local office: Cowbridge

T: 01446 773500

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

## 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.

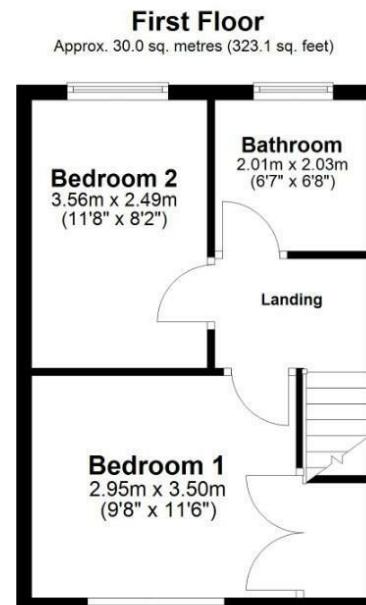
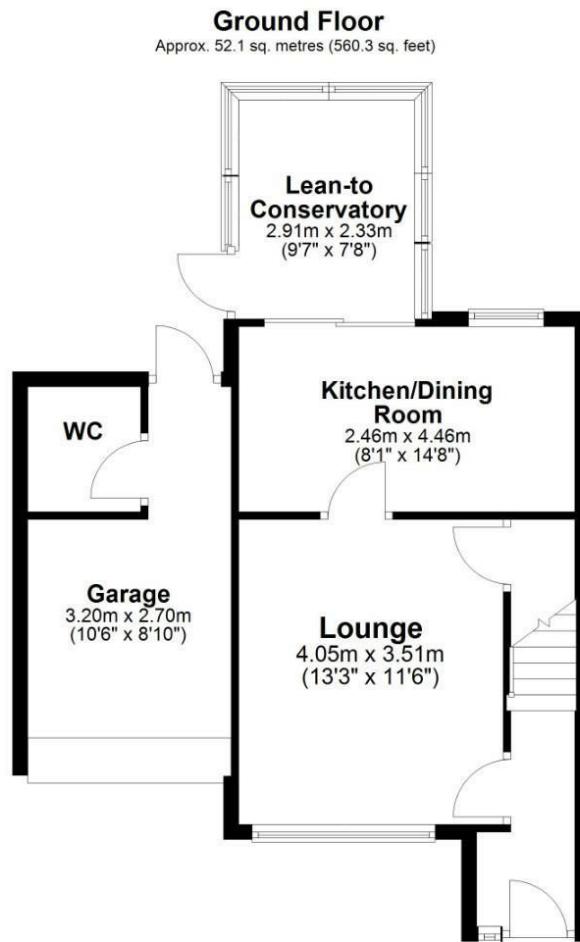


### Additional information

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

## 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 subdivided 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



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