



Apartment 9, St Illtyds Court
Llantwit Major, CF61 1UG

Watts
& Morgan



Apartment 9, St Illtyds Court

Llantwit Major CF61 1UG

£285,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

One of the largest apartments in this exclusive development, Apartment 9 offers spacious living areas and pleasant, southerly views. The carefully designed accommodation briefly comprises of an entrance hall with useful integral storage, open plan kitchen, dining room and living room, master bedroom with en-suite, second double bedroom and a family bathroom. Designated off road parking.

Directions

Situated in the heart of the historic town of Llanwit Major, a superb central town location within easy, level walking distance of amenities and the railway station. St Illtyds Court lies just 5 miles from Cowbridge, 16 miles from M4 (J33) and 19 miles from Cardiff City Centre. Regular rail and bus services from Llantwit Major to Bridgend, Cardiff, Swansea, Bristol, London Paddington, and other major UK cities means you can relax and let others get you wherever you need to go. Cardiff International Airport is just 20

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

SUMMARY

One of the largest apartments in this exclusive development, Apartment 9 offers spacious living areas and pleasant, southerly views. The carefully designed accommodation briefly comprises of an entrance hall with useful integral storage, open plan kitchen, dining room and living room, master bedroom with en-suite, second double bedroom and a family bathroom. Designated off road parking.

SITUATION

The town of Llantwit Major is situated near the western edge of the Vale and offers a good range of shops – including two supermarkets, a 13th century Church, primary and secondary schools, a swimming pool and other leisure facilities. The town is passed along the route from Bridgend to Barry and is also within convenient driving distance of the M4 inter-change at Pencoed and the City of Cardiff. The heritage coast, which is known for its cliff top walks, bathing and surfing beaches, lies to the south and west of the town. Cardiff (Wales) Airport at Rhoose is approximately five miles away. There is a "park and ride" railway station at Llantwit Major, which provides a regular service to Cardiff city centre and to Bridgend.

OUTSIDE

The apartment is set within attractive, landscaped grounds. There is designated parking for Apartment 9 and a number of visitor spaces.

TENURE AND SERVICES

Leasehold. 999 year lease from 2012. Ground rent £100 per annum. Service charge of £1765.20 payable (per annum). All mains services connected. Gas-fired 'combi' central heating.

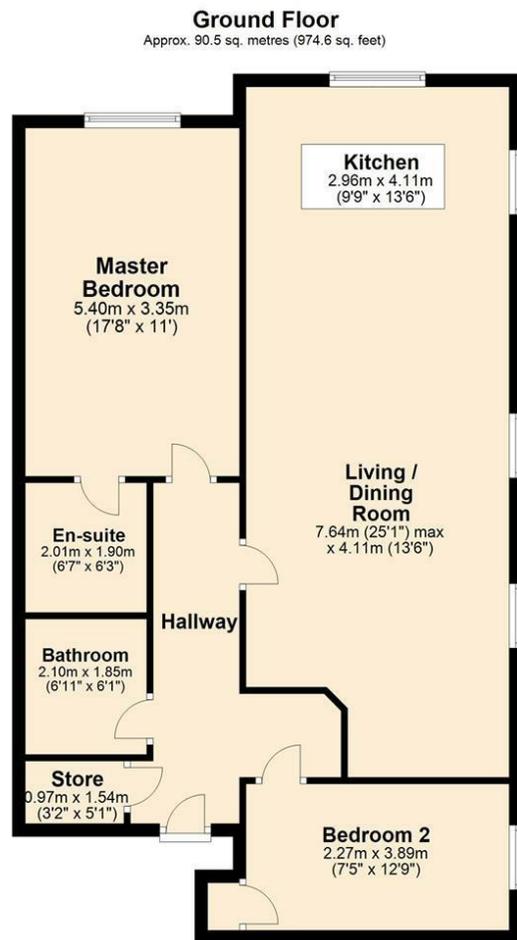
DIRECTIONS

Situated in the heart of the historic town of Llantwit Major, a superb central town location within easy, level walking distance of amenities and the railway station. St Illtyds Court lies just 5 miles from Cowbridge, 16 miles from M4 (J33) and 19 miles from Cardiff City Centre. Regular rail and bus services from Llantwit Major to Bridgend, Cardiff, Swansea, Bristol, London Paddington, and other major UK cities means you can relax and let others get you wherever you need to go. Cardiff International Airport is just 20 minutes away by road and provides scheduled domestic, European and International passenger flights.

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.





Total area: approx. 90.5 sq. metres (974.6 sq. feet)

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

9 St. Illtyds, Vale of Glamorgan, Llantwit Major



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**