



11 Milton Close, Llantwit Major,
Vale Of Glamorgan, CF61 1WX

Watts
& Morgan



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Vale Of Glamorgan, CF61 1WX

Guide Price £425,000 Freehold

3 Bedrooms | 1 Bathroom | 1 Reception Room

A delightful, detached true bungalow nestled in a quiet cul-de-sac in Llantwit Major.

Offering three bedrooms and no ongoing chain.

Ground floor accommodation to include; entrance hallway, generous lounge and modern fitted kitchen/breakfast room. Also, three bedrooms and a 3-piece shower room.

Enjoying a corner plot position, with landscaped rear garden and a substantial front garden with long driveway leading to a detached single garage.

Viewing highly recommended to appreciate this sizeable bungalow within this popular coastal town.

EPC Rating; tbc.



Directions

Cowbridge Town Centre – 6.8 miles

Cardiff City Centre – 19.0 miles

M4 Motorway – 10.3 miles

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The historic & coastal town of Llantwit Major, includes Iron Age hill forts, fine Tudor buildings, a Roman villa and a medieval grange. The imposing 11th century St Illtud Church has been described as the Westminster Abbey of Wales. The town has excellent Welsh and English medium primary schools as well as a secondary school. Within the town there are a good range of shops – including two supermarkets, five reputable public houses, friendly cafes and well-established restaurants. More facilities include; a health centre, leisure centre, rugby club, football club as well as many other local sports facilities.

Llantwit Major is located on the spectacular Glamorgan Heritage Coast, the local area provides opportunities aplenty for a wide range of activities such as cycling, golf, horse riding, water sports and walking. Offering excellent transport links from Bridgend to Barry and is also within convenient driving distance of the M4 and the City of Cardiff, with Cardiff (Wales) Airport at Rhoose being approximately five miles away.

ABOUT THE PROPERTY

11 Milton Close is tucked to the head of this quiet cul-de-sac, enjoying a corner plot position, and within close proximity to the town centre, train station and shops.

The canopied entrance porch leads into the hallway with large storage closet and loft hatch giving access to a full boarded large loft space. The lounge is a generous sized reception room, with large box-window overlooking the front aspect, with central living-flame gas fire set within a traditional stone fireplace. Beyond the lounge is the kitchen-breakfast room which has been fitted with a range of shaker-style wall and base units with display cabinets and breakfast bar. An integral gas hob with double oven and grill beneath to remain, along with space and plumbing for other appliances. A large window overlooks the rear garden, and access is provided out to the garden through a composite stable door. The Worcester gas-fired boiler is located here.

The three bedrooms are good sized rooms, and share use of the 3-piece shower room fitted with a modern white suite.



GARDENS AND GROUNDS

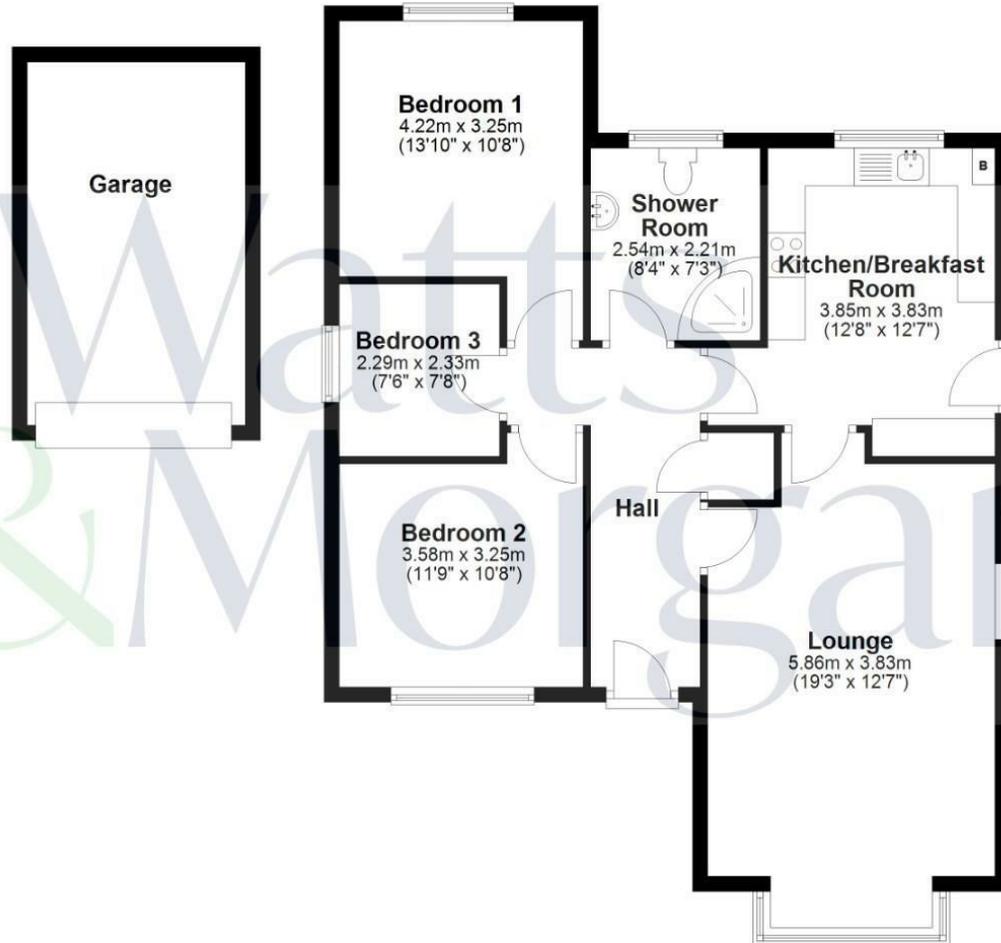
This true bungalow enjoys a corner plot, offering a substantial front lawned garden and long driveway leading to a detached single garage. The garage has a remote controlled electric door with full power supply, and a gate leads to the rear garden to both sides. To the rear of the property is a landscaped lawned garden with paved area - ideal for al-fresco dining. Also, a timber storage shed and greenhouse to remain.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Council tax band E.



Ground Floor
Approx. 89.7 sq. metres (965.5 sq. feet)



Total area: approx. 89.7 sq. metres (965.5 sq. feet)

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.

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	





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