



27 Shakespeare Drive
Llantwit Major, Vale of Glamorgan, CF61 1WW

Watts
& Morgan



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£199,950 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully presented, charming two bedroom mid-terraced property located in the popular coastal town of Llantwit Major. Situated in a quiet cul-de-sac and found a short walk to the town centre, train station and the beach. Accommodation to include; hallway, a generous open plan kitchen/living room with patio doors leading to the rear garden. First floor presenting two spacious bedrooms and a family bathroom. Beautifully landscaped front and rear gardens plus two allocated parking spaces. EPC Rating: 'C'.



Directions

Llantwit Major Town Centre - 0.5 miles

Llantwit Major Beach - 1.8 miles

Cardiff City Centre – 19.6 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





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. There is a useful "park and ride" railway station at Llantwit Major, which provides a regular and direct service to Cardiff city centre and to Bridgend.

ABOUT THE PROPERTY

Neatly tucked away in a quiet cul-de-sac, sits 27 Shakespeare Drive, an ideal first time purchase within the popular coastal town of Llantwit Major. This immaculately presented property is within walking distance to the town centre, with its train station and several reputable restaurants, pubs and café, plus schooling.

The welcoming entrance hallway leads into a spacious open-plan kitchen/living room which offers continuation of wood effect laminate flooring throughout, French doors which seamlessly link to the rear patio - ideal for entertaining and a carpeted staircase which leads to the first floor landing.

The kitchen showcases a range of white wall and base units with complementary work surfaces. Integral appliances to remain include: an 'AEG' electric oven with grill, a 'Beko' 4-ring gas hob, extractor hood over and a stainless steel sink with a waste disposal unit. Space and plumbing has been provided for a freestanding fridge/freezer and washing machine. The kitchen further benefits from partially tiled splashback, a cupboard houses the 'Glow Worm' gas combi boiler and a uPVC double glazed window overlooks the front garden.

The first floor landing provides a loft hatch and a useful storage cupboard. Doors lead into two spacious bedrooms; one with a large built-in wardrobe. Both bedrooms have shared use of the 3-piece modern family bathroom.



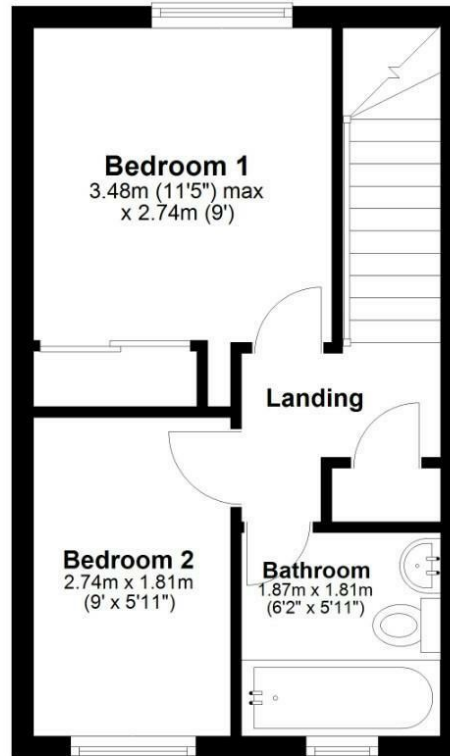
Ground Floor

Approx. 24.4 sq. metres (262.6 sq. feet)



First Floor

Approx. 24.0 sq. metres (257.9 sq. feet)



Total area: approx. 48.4 sq. metres (520.5 sq. feet)

GARDEN & GROUNDS

27 Shakespeare Drive benefits from two allocated parking spaces adjacent to the property. The front garden is predominantly laid to lawn with a planted chippings boarder and a beautiful Cherry Blossom tree. The private and enclosed rear garden enjoys a variety of mature shrubs and borders and a large flagstone patio area providing ample space for outdoor entertaining and dining.

ADDITIONAL INFORMATION

All mains services connected.
Freehold.
Council Tax Band: 'C'.

ESTATE AGENTS ACT 1979

As required under the Estate Agents Act 1979, we are required to disclose that the vendor of this property is a member of Watts & Morgan LLP.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		74	
(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

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