

Colhugh Chine Colhugh Street, Llantwit Major
£599,950



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Llantwit Major, Llantwit Major

UNIQUE OPPORTUNITY. In one of the most sought after locations in the Vale of Glamorgan lies this detached dormer bungalow in need of modernising, with...

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 4 BEDS. 2 RECPS. EPC E48.
- DETACHED DORMER BUNGALOW.
- STUNNING MATURE GARDENS.
- IN NEED OF MODERNISING.
- SUPERB LOCATION. DRIVEWAY.
- POTENTIAL TO EXTEND.





GROUND FLOOR

Entrance Porch

Front entrance door. Opaque glazed door to entrance hallway.

Entrance Hallway

Stairs to first floor. Door to bedroom 1, sitting room, cloakroom/wc, kitchen and dining room. Original wood floor boards.

Bedroom 1

Dimensions: 8' 8" x 11' 6" (2.64m x 3.50m). Window to front. Radiator.

Sitting Room

Dimensions: 12' 0" x 25' 4" (3.65m x 7.72m). Windows to rear. Fireplace. Radiators. Original wood floor boards.

Cloakroom/WC

Dimensions: 3' 0" x 5' 6" (0.91m x 1.68m). Window to front. Vertical radiator. Low level WC. Pedestal wash hand basin with mixer tap. Ceramic wall tiles.

Dining Room

Dimensions: 12' 2" x 19' 9" (3.71m x 6.02m). Windows to rear and side. Radiators. Log burner with marble hearth.

Kitchen

Dimensions: 7' 8" x 13' 10" (2.34m x 4.21m). Windows to front and side. Radiator. Fitted kitchen. Stainless steel sink. Opening to porch.

Porch

Glazed door to front. Window to rear.





FIRST FLOOR

Landing

Windows to front. Doors to bedrooms and family bathroom. Cupboard.

Bedroom 2

Dimensions: 11' 3" x 13' 1" (3.43m x 3.98m). Window to side. Radiator.

Bedroom 3

Dimensions: 14' 3" x 8' 5" (4.34m x 2.56m). Window to rear. Radiator.

Bedroom 4

Dimensions: 12' 4" x 6' 2" (3.76m x 1.88m). Window to side. Radiator.

Family Bathroom

Dimensions: 8' 8" x 5' 11" (2.64m x 1.80m). Window to side. Low level WC. Radiator. Pedestal wash hand basin. Panelled bath. Partially tiled walls.

LOWER GROUND FLOOR.

Store 1

Dimensions: 8' 4" x 4' 5" (2.54m x 1.35m). Wall mounted replacement Worcester combination boiler providing the central heating and hot water.

Store 2

Dimensions: 11' 11" x 7' 4" (3.63m x 2.23m).

Store 3

Dimensions: 10' 6" x 12' 3" (3.20m x 3.73m).

Conservatory

Dimensions: 6' 10" x 14' 9" (2.08m x 4.49m).





OUTSIDE

Front

Dimensions: 37' deep x 65' wide (11.27m x 19.80m). An enclosed private and mature cottage garden laid to lawn. Paved area providing space for table and chairs etc. Driveway with gates.

Side Area

Greenhouse.

Rear Garden

Dimensions: 73' wide x 110' deep (22.23m x 33.50m). A very impressive enclosed and private garden laid mainly to lawn, with paved areas providing spaces for table and chairs etc. Outdoor lighting. Mature trees. The boundary line at the bottom of the garden is up to the brook.

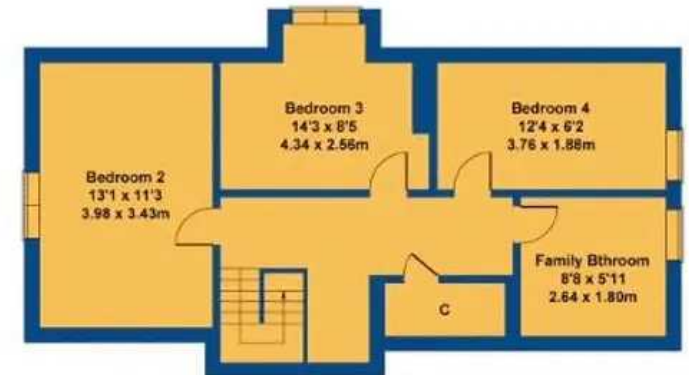
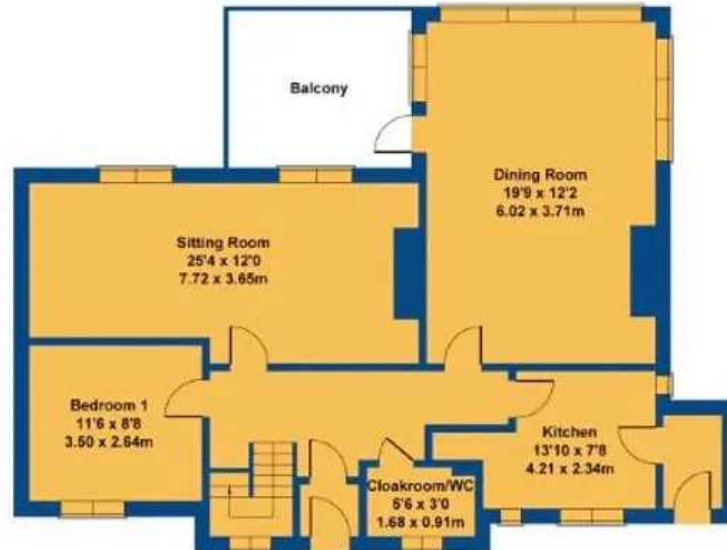
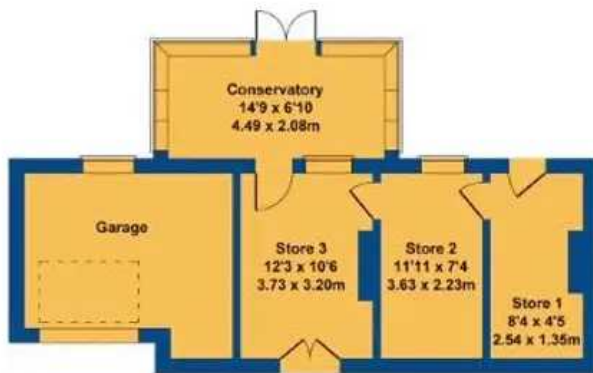
Garage





Colhugh Chine

Approximate Gross Internal Area
2443 sq ft - 227 sq m



Not to Scale. Produced by The Plan Portal 2023
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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.