

at, London House Commercial Street, Llantwit Major

£149,950



Second Floor Flat

London House Commercial Street,
Llantwit Major

A rare opportunity to acquire a second floor flat in an excellent location in the centre of town, very well presented throughout, and with no forward chain. London House is located a short walk from shops, schools and amenities, and is within easy reach of the Heritage coastline and beach. The property briefly comprises, entrance hallway, sitting/dining room, kitchen, family bathroom and three bedrooms. Outside there is a cottage style garden to the rear with access off Stagg lane. The flat enjoys electric heating. An ideal purchase for a first time buyer, investor, or someone downsizing. Viewings are highly recommended to fully appreciate this deceptively spacious property.

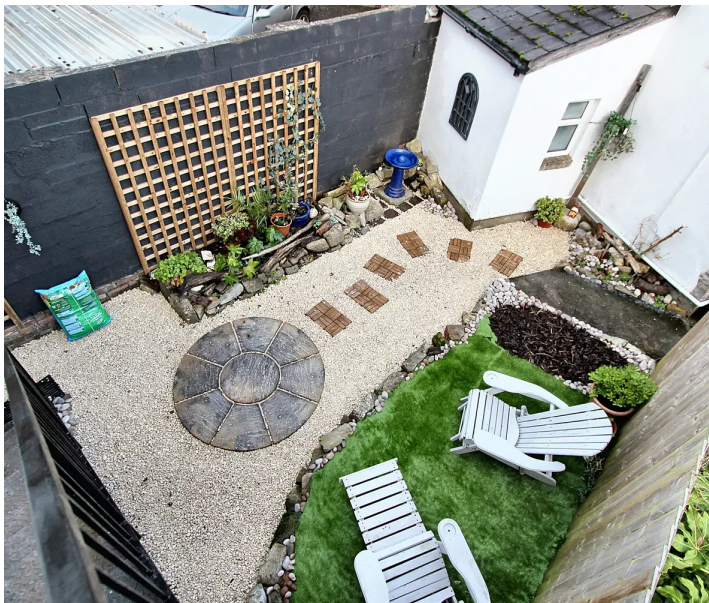
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- SECOND FLOOR FLAT.
- WELL PRESENTED. EPC: E52.
- 3 BEDROOMS. NO CHIN.
- ELECTRIC HEATING.
- EXCELLENT LOCATION.
- SHARED FREEHOLD.





Entrance Hallway

UPVC opaque glazed front entrance door. Storage cupboard. Steps to hallway. Door to family bathroom, sitting/dining room, and bedrooms. Loft access.

Bedroom 1

13' 1" x 9' 7" (3.99m x 2.92m)
UPVC window to rear. Radiator.

Bedroom 2

11' 6" x 10' 11" (3.51m x 3.33m)
UPVC window to front. Radiator.

Bedroom 3

7' 10" x 8' 3" (2.39m x 2.51m)
UPVC window to front. Radiator.

Sitting/Dining Room

10' 11" x 14' 7" (3.33m x 4.45m)
UPVC window to front. Radiator. Space for dining room table and chairs. Door to kitchen.

Kitchen

9' 0" x 10' 0" (2.74m x 3.05m)
UPVC window to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. inset stainless steel sink. Electric cooker. Washing machine. Space for fridge freezer. Partially tiled walls.

Family Bathroom

Low level WC. Wash hand basin with mixer tap and mirror/cupboard. Panelled bath with mixer shower over.



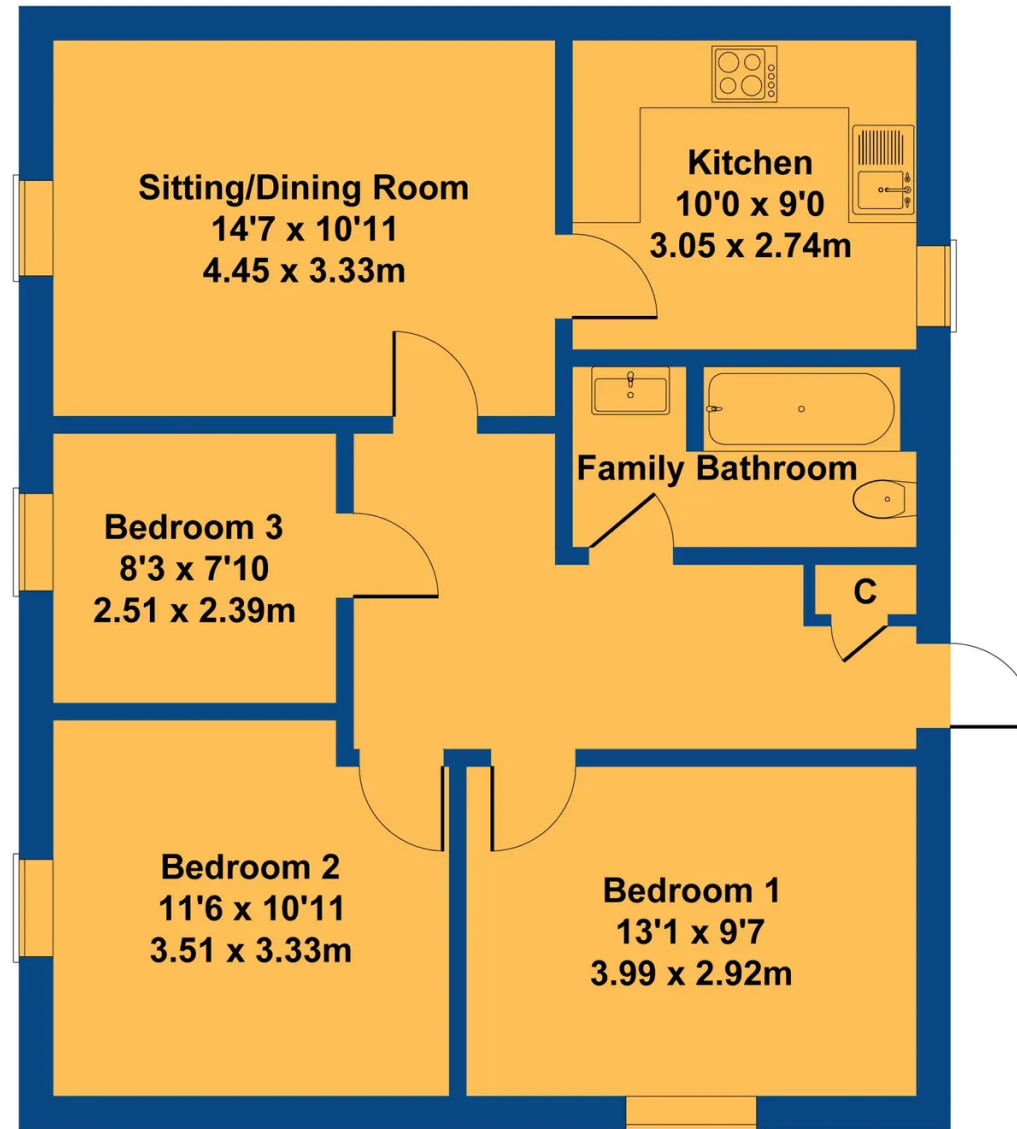


GARDEN

An enclosed cottage style garden with flower beds. Gate providing access from Stagg Lane. First floor seating area. Wrought iron stairs from ground floor to second floor flat entrance.



Approximate Gross Internal Area
775 sq ft - 72 sq m



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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