





12 Wimbourne Close

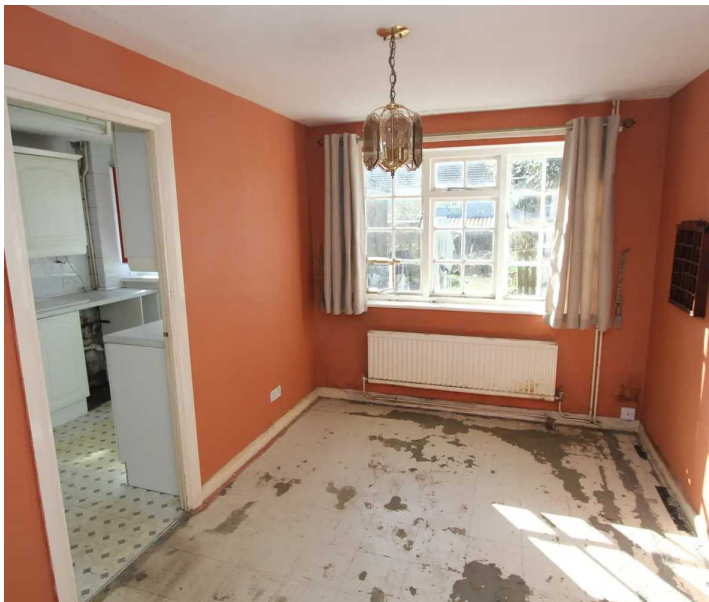
Llantwit Major, Llantwit Major

NO FORWARD CHAIN. In one of the most SOUGHT AFTER locations of Llantwit Major, a superb opportunity has arisen to acquire a family house IN NEED OF MODERNISING THROUGHOUT and close to Seaview Park. 12 Wimbourne Close is walking distance from the Heritage Coastline, and within easy reach of local shops, schools, amenities and train station. The property briefly comprises entrance hallway, sitting room, dining room, and kitchen to the ground floor. To the first floor are three well proportioned bedrooms and a family bathroom. Outside, there is a garden and driveway to the front, while the rear is level, southerly and has a GARAGE. The property enjoys gas central heating. Viewings are highly recommended to fully appreciate the location with the beach only a mile away, and the potential to put ones own stamp on a property. Please note; the property is currently going through probate.

Council Tax band: D Tenure: Freehold

EPC Energy Efficiency Rating: D

- SEMI DETACHED HOME.
- NO FORWARD CHAIN.
- 3 BEDROOMS.
- SOUTHERLY GARDEN.
- IN NEED OF MODERNISING THROUGHOUT.
- GARAGE. EPC D55





GROUND FLOOR

Entrance Hallway

Opaque glazed front entrance door. Stairs to first floor. Radiator. French doors to sitting room.

Sitting Room

12' 1" x 13' 7" (3.68m x 4.14m)

Windows to front. Radiator. Under stairs cupboard. Opening to dining room.

Dining Room

10' 6" x 8' 5" (3.20m x 2.57m)

Window to rear. Radiator. Door to kitchen.

Kitchen

7' 1" x 10' 11" (2.16m x 3.33m)

UPVC glazed door and window to rear. One and a half bowl sink with mixer tap. Space for white goods. Wall mounted boiler (gas) providing central heating. Electrical cooker and washing machine (both not tested).





FIRST FLOOR

Landing

Window to side. Radiator. Loft access. Doors to bedrooms and family bathroom.

Family Bathroom

6' 2" x 6' 4" (1.88m x 1.93m)

Window to rear. Low level WC. Pedestal wash hand basin. Panelled bath with electrical mixer shower over. Radiator.

Bedroom 1

15' 7" x 8' 9" (4.75m x 2.67m)

Window to front. Radiator.

Bedroom 2

9' 2" x 9' 3" (2.79m x 2.82m)

Airing cupboard. Window to rear. Radiator.

Bedroom 3

6' 10" x 10' 3" (2.08m x 3.12m)

Window to rear. Radiator. Over stairs cupboard.





GARDEN

Front - open plan and laid to lawn. Rear Garden - enclosed, laid to lawn, with paved area. Sunny southerly aspect. Water tap.

GARAGE

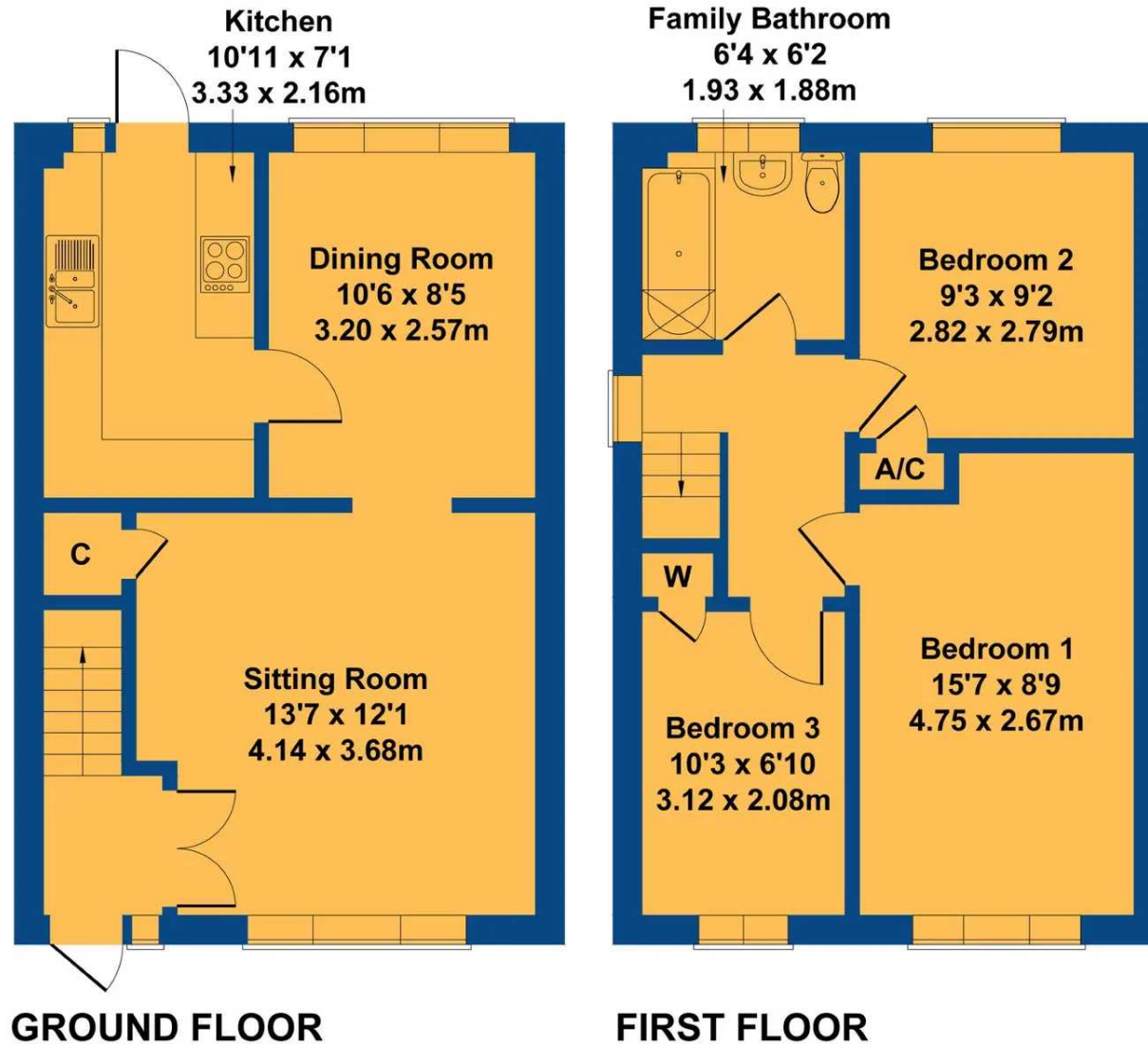
Single Garage

Driveway providing ample off road parking.



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Approximate Gross Internal Area
850 sq ft - 79 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street - CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

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.