



6 St. Illtyds Court Colhugh Street, Llantwit Major
£249,950



6 St. Illtyds Court Colhugh Street

Llantwit Major, Llantwit Major

Rarely available, this ground floor apartment is located in the sought after west end of Llantwit Major, Vale of Glamorgan, within easy reach of local shops, schools, amenities and the Heritage coastline and beach. The property comprises; entrance hallway two double bedrooms with en-suite shower room to the master bedroom, open plan kitchen/diner/sitting room, and family bathroom. Outside to the front there is one allocated parking space nearby and to the rear, a low maintenance garden with views over fields and St Illtyds Church. The property enjoys UPVC windows, gas central heating with a combination boiler, no forward chain, and countryside aspect to the rear. Llantwit Major has train and bus stations and easily accessible to the M4. There is a service charge for the property (circa £1,700/year). The apartment is set within attractive grounds and there are visitor parking spaces also. Leasehold property - the lease running 999 years from the date of conversion. Ground rent circa £100 per annum. Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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Llantwit Major, Llantwit Major

- GROUND FLOOR FLAT.
- NO FORWARD CHAIN.
- 2 BEDROOMS. EN-SUITE.
- GCH COMBI. UPVC.
- ALLOCATED PARKING SPACE.





COMMUNAL ENTRANCE

Coded entry to communal hallway. Door to flat number 6.

Entrance Hallway

Doors to bedrooms, bathroom and kitchen/sitting room. Built in cupboards. Down lighting. Radiator.

Bedroom 2

13' 11" x 10' 0" (4.24m x 3.05m)
UPVC window to rear. Radiator.

Bedroom 1

10' 10" x 15' 8" (3.30m x 4.78m)
UPVC window to rear. Radiator. Door to en-suite.

En-Suite

5' 4" x 7' 4" (1.63m x 2.24m)
Shower enclosure with mixer shower. Low level WC.
Wash hand basin with mixer tap. Ceramic floor tiles
and wall tiles. Down lighting. Vertical radiator.

Bathroom

5' 8" x 7' 6" (1.73m x 2.29m)
Low level WC. Wash hand basin with mixer tap.
Panelled bath with electric mixer shower over.
Ceramic floor tiles. Vinyl floor covering. Vertical
radiator. Down lighting.

Kitchen/Sitting Room

18' 2" x 20' 4" (5.54m x 6.20m)
UPVC windows to rear and side. Radiators. Down
lighting. Fully fitted kitchen comprising eye level units
base units with drawers and work surfaces over. 5
burner gas hob with oven, with hood. Slim line
dishwasher. 2 bowl sink with mixer tap. Integrated
washing machine. Built in fridge freezer. Wall mounted
combination boiler providing the central heating and
hot water.





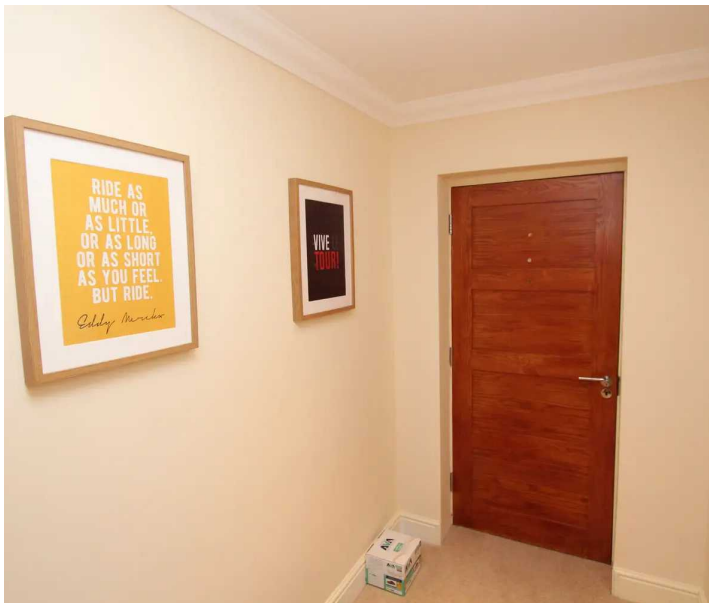
GARDEN

Rear low maintenance garden overlooking field and St Illtyds Church and the countryside beyond.

ALLOCATED PARKING

1 Parking Space

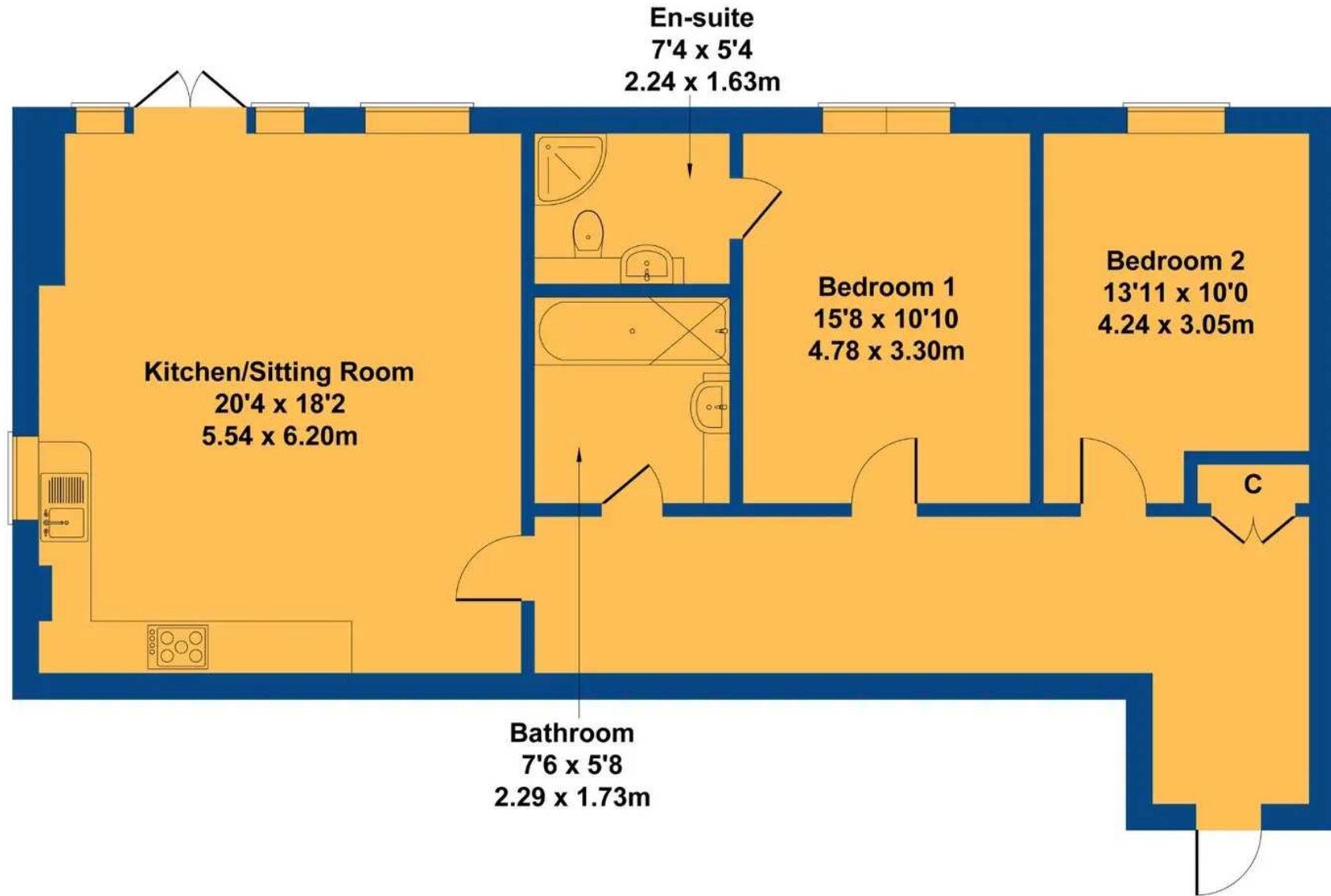
Parking for 1 car, a short walk away from the flat entrance.





6 St Iltyds Court

Approximate Gross Internal Area
1001 sq ft - 93 sq m



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



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