

6 Groeswen, Llantwit Major
£245,000



6 Groeswen

Llantwit Major, Llantwit Major

THREE PARKING SPACES, two double bedrooms (originally 3 beds), and no forward chain, with this traditional semi detached home. 6 Groeswen lies in a very popular location of Llantwit Major, with walking distance of local shops, schools, amenities, and train and bus stations, and withing easy reach of the Heritage coastline and beach. The property briefly comprises entrance porch and hallway, sitting room, kitchen/diner, conservatory and cloakroom/WC to the ground floor. To the first floor are two double bedrooms (which could easily be converted back to a three bed property if desired) and shower room. Outside are gardens to the front and rear, together with three parking space. A superb opportunity to acquire such a property which is rarely available and would make an ideal first time buy, retirement, or family home. Viewings are highly recommended to fully appreciate the flexible space and location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





6 Groeswen

Llantwit Major, Llantwit Major

- SEMI DETACHED HOME.
- CLOAKROOM/WC. EPC D60.
- 2 DOUBLE BEDROOMS.
- GCH. UPVC. CONSERVATORY.
- 3 PARKING SPACES.
- NO FORWARD CHAIN.
- KITCHEN/DINER.
- ORIGINALLY A THREE BED PROPERTY.





GROUND FLOOR

Entrance Hallway

Porch. Front entrance door. Built in storage. Door to sitting room. Radiator.

Sitting Room

15' 5" x 9' 10" (4.70m x 3.00m)

UPVC window to front. Radiator. Door to kitchen/diner. electric fire and fireplace surround.

Kitchen/Diner

15' 5" x 13' 1" (4.70m x 3.99m)

Fully fitted kitchen comprising base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Space for cooker and white goods. Radiator. Space for dining room table and chairs. Patio doors to conservatory. Window to rear. Stairs to first floor. Wall mounted gas boiler (serviced yearly by British Gas).

Conservatory

12' 8" x 9' 9" (3.86m x 2.97m)

UPVC French doors to rear. Radiator. Door to cloakroom/WC.

Cloakroom/WC

UPVC window to rear. Pedestal wash hand basin. Low level WC.





FIRST FLOOR

Landing

Doors to bedrooms and shower room. Radiator. UPVC window to side.

Bedroom 1

15' 7" x 9' 10" (4.75m x 3.00m)

Two UPVC windows to front with open views. Two radiators. Airing cupboard with hot water tank. Loft hatch. Wardrobe. A spacious bedroom, originally two bedrooms but could easily be divided back to its original layout if desired.

Bedroom 2

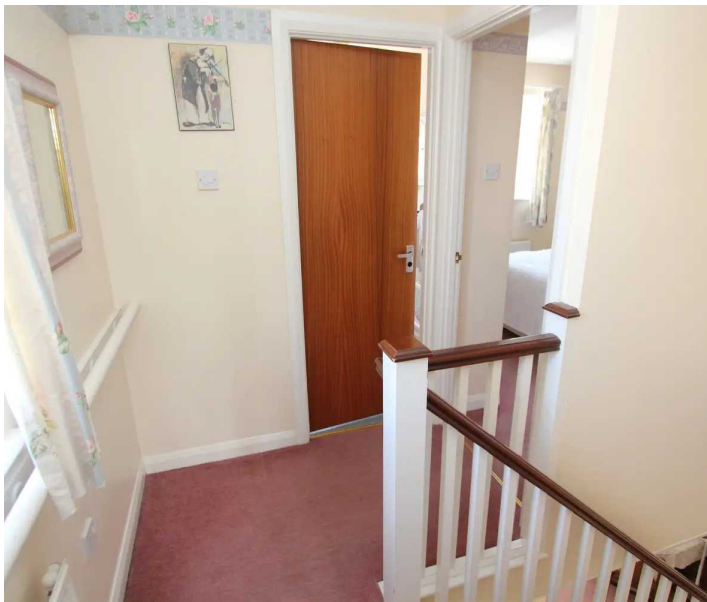
9' 7" x 9' 0" (2.92m x 2.74m)

UPVC window to rear. Radiator.

Shower Room

6' 3" x 6' 3" (1.91m x 1.91m)

Shower enclosure with electric mixer shower. Low level WC. Pedestal wash hand basin. Opaque UPVC window to rear. Radiator.





GARDEN

Front Garden - Mature garden area with gated access to porch. Rear Garden - Low maintenance garden with shed, water tap and gate to parking.

DRIVEWAY

3 Parking Spaces

Three parking space.







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