





## 10 Colhugh Park

Llantwit Major, Llantwit Major

Superb opportunity to acquire this deceptively spacious 3 bedroom detached family home in a quiet cul de sac on the south side of Llantwit Major, backing on to stunning open countryside located in one of the most sought after positions in this seaside town. Briefly the property comprises entrance hallway, sitting room, cloakroom/WC, dining room, kitchen, conservatory and utility room to the ground floor. To the first floor are three bedrooms and family bathroom. The master bedroom enjoys an en-suite shower room. Outside there is a garden with driveway and integral garage to the front, and to the rear is a private well maintained garden with countryside aspect. The property enjoys gas central heating with a Vaillant combination boiler, UPVC double glazing and no forward chain. We recommend internal viewing of this well presented family home which is rarely available. Colhugh Park is within walking distance of the local shops, schools, amenities and well positioned for easy access to the stunning Heritage Coastline, beach, and countryside walks. Please note the property is currently going through the probate process. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





## 10 Colhugh Park

Llantwit Major, Llantwit Major

- DETACHED FAMILY HOME.
- 3 BEDROOMS. EN-SUITE.
- 2 RECEPTION ROOMS.
- UTILITY. GARAGE. DRIVEWAY.
- NO FORWARD CHAIN.
- RARELY AVAILABLE.
- QUIET SOUGHT AFTER LOCATION.





## GROUND FLOOR

### Entrance Hallway

Stairs to first floor. Doors to sitting room, WC, dining room and kitchen. radiator. UPVC opaque glazed door to front.

### Sitting Room

22' 2" x 11' 11" (6.76m x 3.63m)

UPVC window to front. Radiator. Fireplace with electric fire.

### Cloakroom/WC

5' 6" x 4' 6" (1.68m x 1.37m)

Low level WC. Vertical radiator. UPVC opaque window to side. Wash hand basin with mixer tap. Ceramic floor tiles.

### Dining Room

10' 1" x 11' 1" (3.07m x 3.38m)

Radiator. UPVC patio doors to conservatory.

### Conservatory

8' 6" x 21' 11" (2.59m x 6.68m)

Radiator. UPVC French doors to rear. ceramic floor tiles. Wall lighting. Doors to utility and kitchen.

### Utility

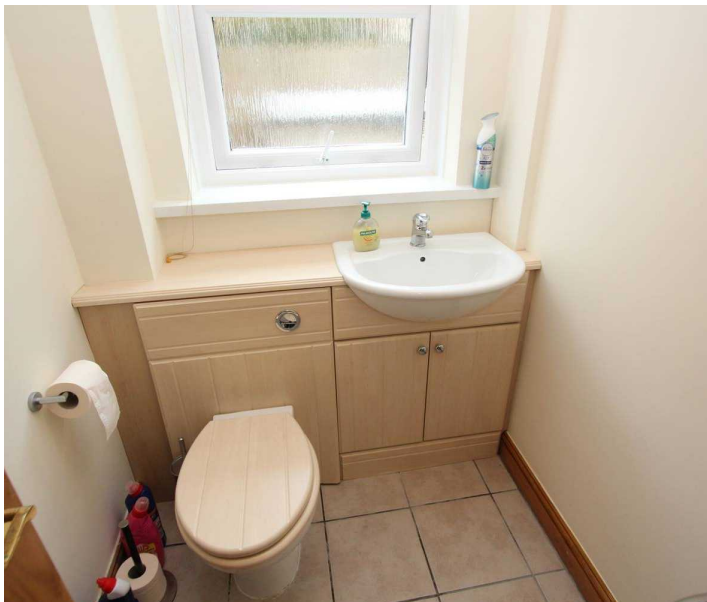
14' 6" x 7' 7" (4.42m x 2.31m)

UPVC window to rear. Wash hand basin with work surface and space for white goods. Wall mounted Vaillant combination boiler providing the central heating and hot water. Ceramic floor tiles.

### Kitchen

10' 0" x 11' 9" (3.05m x 3.58m)

UPVC glazed door to conservatory. ceramic floor tiles. Partially tiled walls. Ceramic sink with mixer tap. Space for white goods. Electric cooker with hood. Radiator.





## FIRST FLOOR

### Landing

Doors to bedrooms and bathroom. Loft access.

### Bedroom 1

15' 3" x 10' 9" (4.65m x 3.28m)

UPVC window to rear. Radiator. Door to en-suite.

### En-suite

Low level WC. Shower enclosure with mixer shower. UPVC window to rear. Vertical radiator. Wash hand basin with mixer tap. Vinyl floor covering. Down lighting.

### Bathroom

5' 5" x 7' 3" (1.65m x 2.21m)

UPVC opaque window to rear. Low level WC. Pedestal wash hand basin. Panelled bath with shower attachment. Vertical radiator. Ceramic wall tiles.

### Bedroom 2

14' 2" x 10' 10" (4.32m x 3.30m)

UPVC window to front. Radiator. Built in wardrobe.

### Bedroom 3

11' 0" x 10' 10" (3.35m x 3.30m)

UPVC window to front. Radiator.





### **GARDEN**

front - open plan low maintenance garden. rear garden - enclosed, private, laid to lawn, paved area for seating, water tap, summer house, gate to side. Backing on to open countryside.

### **GARAGE**

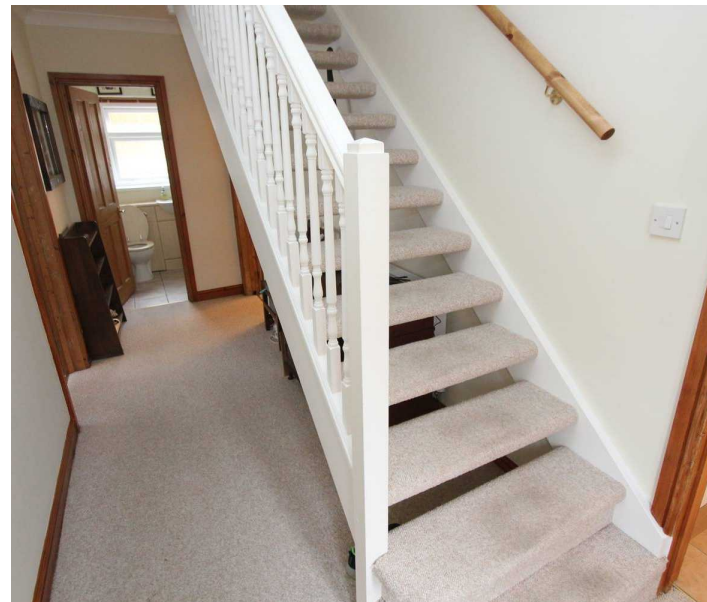
Single Garage

An impressive size, with up and over garage door. Water tap. 13'x14'.

### **DRIVEWAY**

2 Parking Spaces

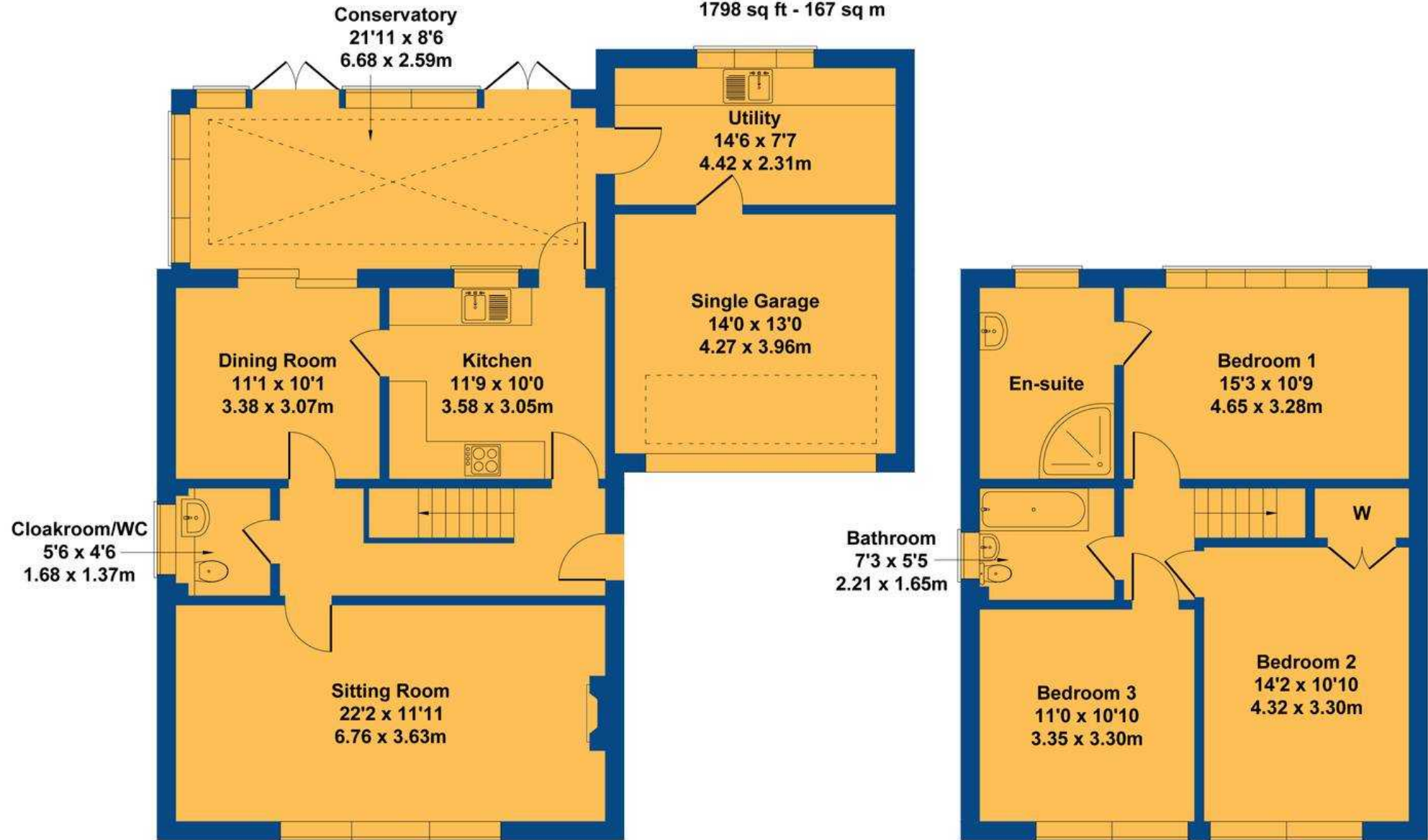
Driveway to front providing off road parking.





# 10 Colhugh Park

Approximate Gross Internal Area  
1798 sq ft - 167 sq m



GROUND FLOOR

FIRST FLOOR

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](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://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.