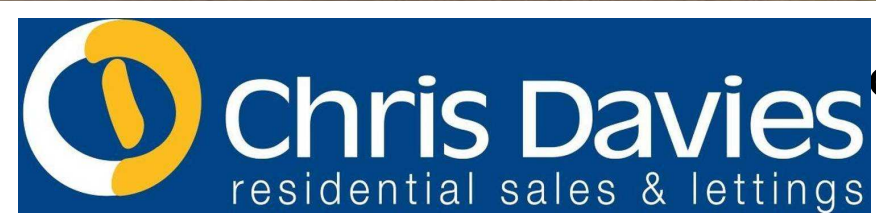




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od House, East Street, Kingswood House East Street

Guide Price £450,000



## Kingswood House, East Street

Kingswood House East Street, Llantwit Major

A RARE OPPORTUNITY to acquire a detached period property in a central position of Llantwit Major, Vale of Glamorgan, walking distance from local shops, schools and amenities. Briefly the property comprises entrance hallway, sitting room, kitchen, dining room, conservatory and shop to the ground floor. To the first floor are three double bedrooms, and an impressive family bathroom. Outside there is an impressive garden to the rear with shed/store, utility and WC, with gated driveway to the side. The property enjoys gas central heating with a Worcester combination boiler, NO FORWARD CHAIN, and UPVC windows and doors, and French doors. The property is also within easy reach of the Heritage Coastline with splendid local walks across the Vale of Glamorgan countryside to the beach. Kingswood House offers a unique chance to purchase a home in Llantwit Major with a shop (potential to convert to a reception room if desired subject to the usual consents). Viewings are highly recommended to fully appreciate the presentation and period features, size and business opportunities.

Council Tax band: D

Tenure: Freehold





## Kingswood House, East Street

Kingswood House East Street, Llantwit Major

- DETACHED PERIOD HOME.
- 3 DOUBLE BEDROOMS.
- IMPRESSIVE FAMILY BATHROOM.
- DRIVEWAY. NO FORWARD CHAIN.
- GCH COMBI. UPVC.
- CONSERVATORY.
- LARGE REAR GARDEN.





## GROUND FLOOR

### Entrance Hallway

Stairs to first floor. Front entrance door. Doors to shops, dining room and sitting room. Under stairs cupboard.

### Dining Room

9' 11" x 14' 10" (3.02m x 4.52m)

Radiator. UPVC bay window to side.

### Shop

10' 0" x 24' 0" (3.05m x 7.32m)

Door to front. Window to side. Shop window to front. Power and lighting. Air conditioning unit.

### Sitting Room

15' 0" x 15' 6" (4.57m x 4.72m)

Parquet flooring. UPVC bay window to side. radiator. Fireplace with wrought iron fire and fireplace surround. Door to kitchen and French doors to conservatory.

### Kitchen

11' 3" x 9' 0" (3.43m x 2.74m)

UPVC windows to rear. One and a half bowl stainless steel sink with mixer tap. partially tiled walls. Cooker with hob and hood. Integrated dishwasher. Integrated fridge. Ceramic floor tiles. Radiator.

### Conservatory

15' 3" x 11' 8" (4.65m x 3.56m)

UPVC French doors to rear. UPVC door to side. Ceramic floor tiles. Radiator.





## FIRST FLOOR

### Landing

Loft access. Splendid leaded glass window to side. Radiator. Doors to bedrooms and family bathroom.

### Bedroom 1

12' 9" x 9' 9" (3.89m x 2.97m)  
UPVC window to front. Radiator.

### Bedroom 2

13' 3" x 11' 2" (4.04m x 3.40m)  
UPVC window to front. Radiator. Built in wardrobe.

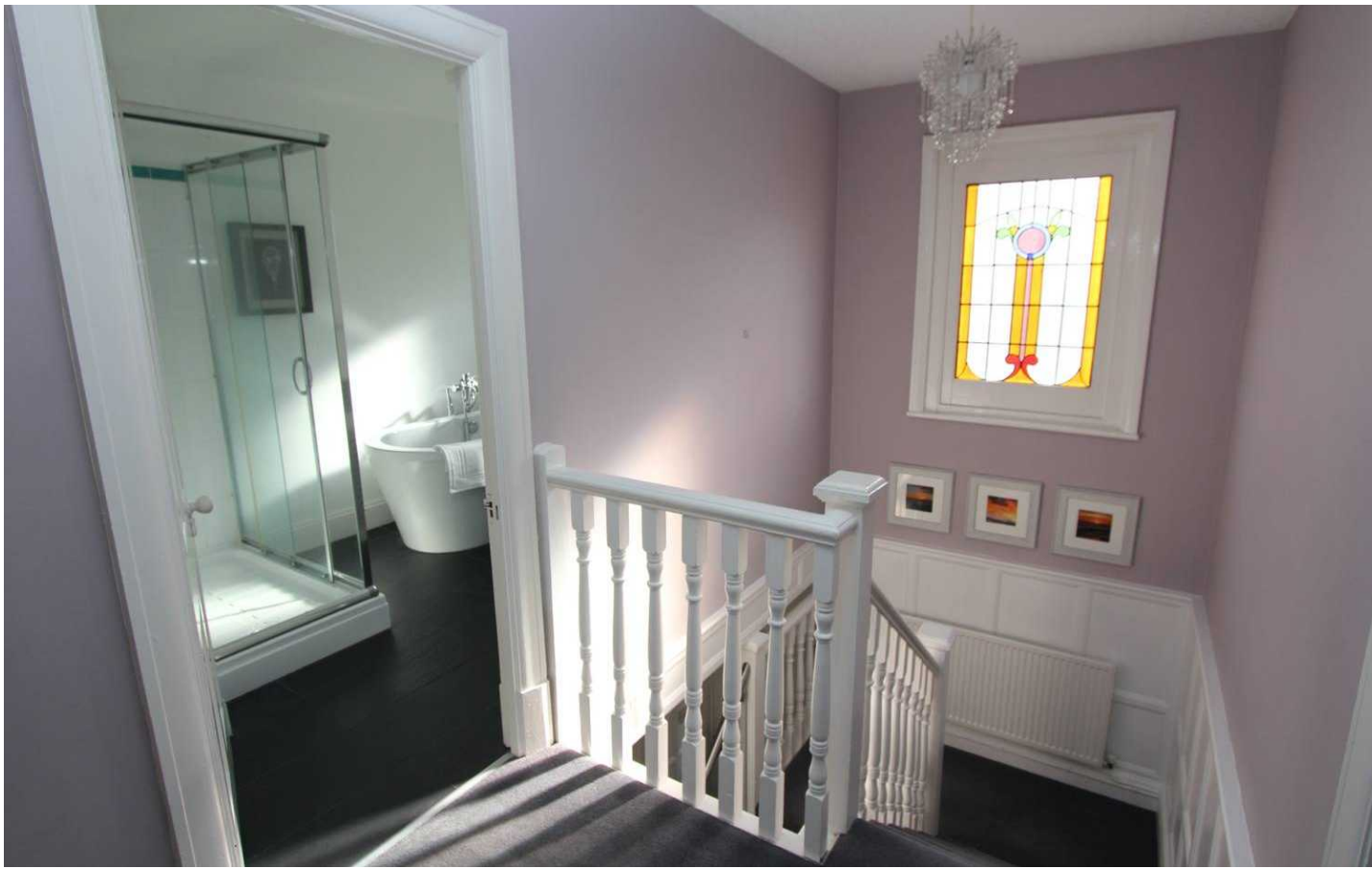
### Bedroom 3

11' 1" x 14' 2" (3.38m x 4.32m)  
UPVC window to side. Radiator. Airing cupboard with wall mounted Worcester combination boiler providing the central heating and hot water.

### Family Bathroom

7' 6" x 11' 4" (2.29m x 3.45m)  
UPVC opaque windows to side. Low level WC. Pedestal wash hand basin. Roll top bath with mixer shower attachment. Shower enclosure with mixer shower. Low level WC. ceramic floor tiles. Vertical radiator.





## **GARDEN**

Rear Garden - An enclosed mature garden laid mainly to lawn with borders of shrubs and trees etc. Shed/store. Access to utility room and WC.

## **DRIVEWAY**

1 Parking Space

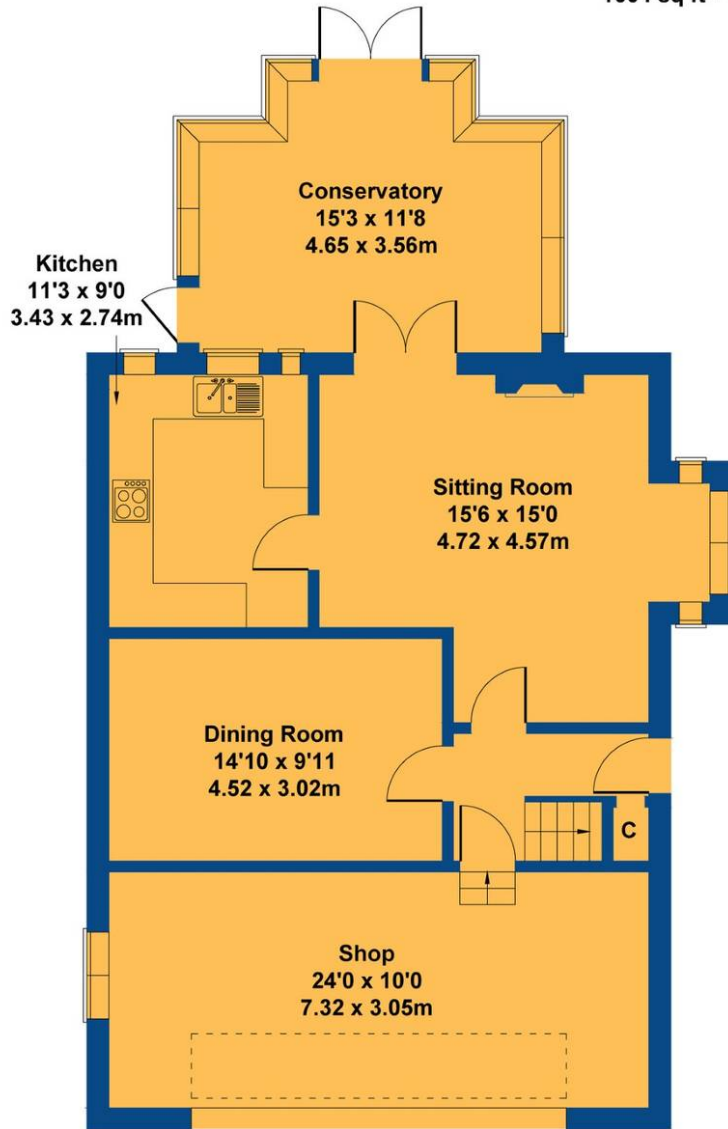
Gated driveway providing off road parking for one car. Could be extended further if desired.



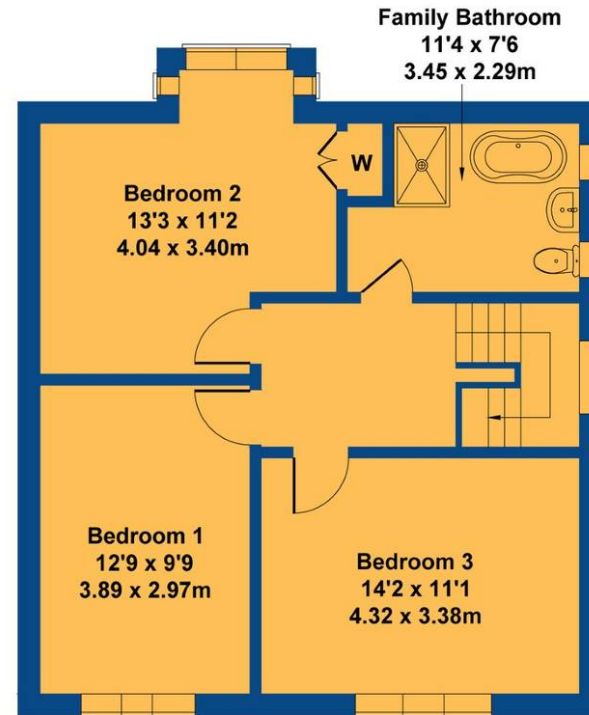


# Kingswood House

Approximate Gross Internal Area  
1604 sq ft - 149 sq m



GROUND FLOOR



FIRST FLOOR

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





## Chris Davies Estate Agents

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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.