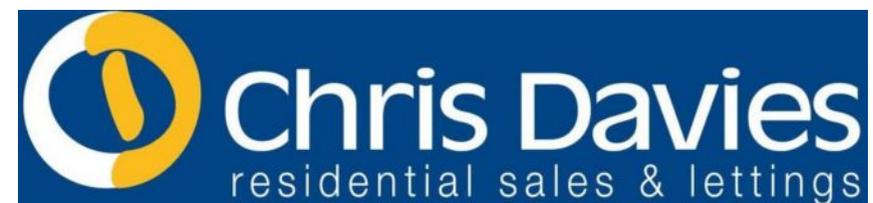




Enhanced with AI by STREET



52 Wimbourne Close, Llantwit Major
£225,000



52 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. 52 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, study, utility 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, garage and driveway to the front, while the rear is level and southerly. 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. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: C EPC Environmental Impact Rating:

- SEMI DETACHED HOUSE.
- 3 BEDROOMS.
- UPVC. GCH.
- DRIVEWAY. GARAGE.
- STUDY. UTILITY ROOM.
- EPC: C69
- NO FORWARD CHAIN.
- 2 RECEPTION ROOMS.
- SOUGHT AFTER LOCATION.
- IN NEED OF REFURBISHMENT.



GROUND FLOOR

Hallway

Doors to sitting room and kitchen. Stairs to first floor.

Sitting Room

10' 8" x 13' 2" (3.25m x 4.01m)

UPVC window to front. Radiator. opening to dining room.

Dining Room

11' 1" x 10' 4" (3.38m x 3.15m)

Study

8' 2" x 8' 1" (2.49m x 2.46m)

Door to rear garden.

Kitchen

11' 4" x 7' 5" (3.45m x 2.26m)

Door to utility room. UPVC window to side. Fitted kitchen. Space for white goods.

Utility Room

8' 2" x 7' 2" (2.49m x 2.18m)

Door to rear.





FIRST FLOOR

Landing

Loft access. Doors to bedrooms and bathroom.

Family Bathroom

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

Panelled bath. Wash hand basin. Low level WC. UPVC window to rear.

Bedroom 1

10' 3" x 12' 7" (3.12m x 3.83m)

UPVC window and radiator.

Bedroom 2

9' 1" x 10' 4" (2.77m x 3.15m)

UPVC window and radiator.

Bedroom 3

6' 6" x 9' 10" (1.98m x 3.00m)

UPVC window and radiator.





GARDEN

Front Garden - laid to lawn. Rear Garden - a level garden laid to lawn, enclosed and southerly.

GARAGE

Single Garage

Garage with up and over door. Providing parking for 1 car.

DRIVEWAY

1 Parking Space

Off road parking with a driveway providing space for 1 car.

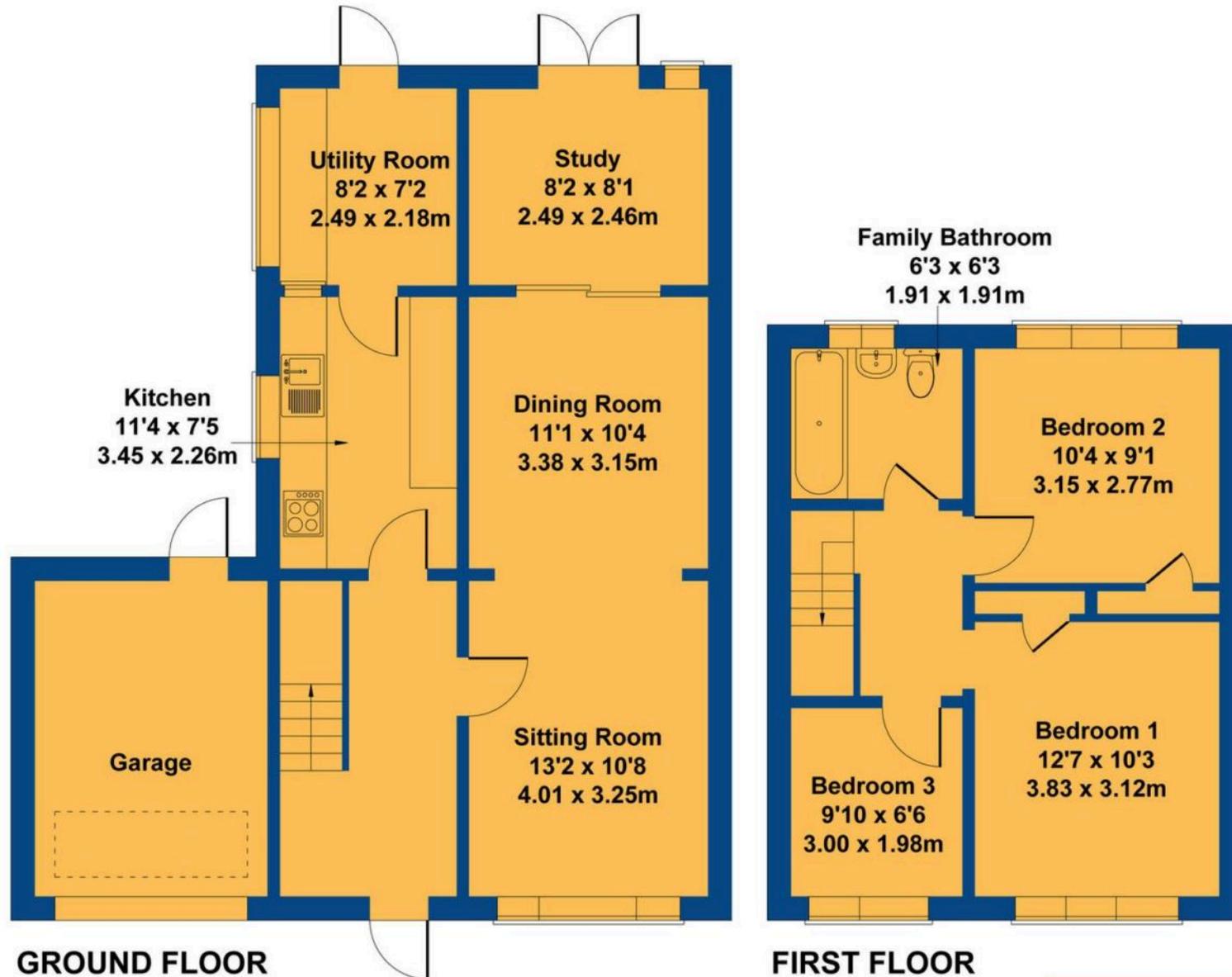


52 Wimbourne Close

Approximate Gross Internal Area

1012 sq ft - 94 sq m

(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2026
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.