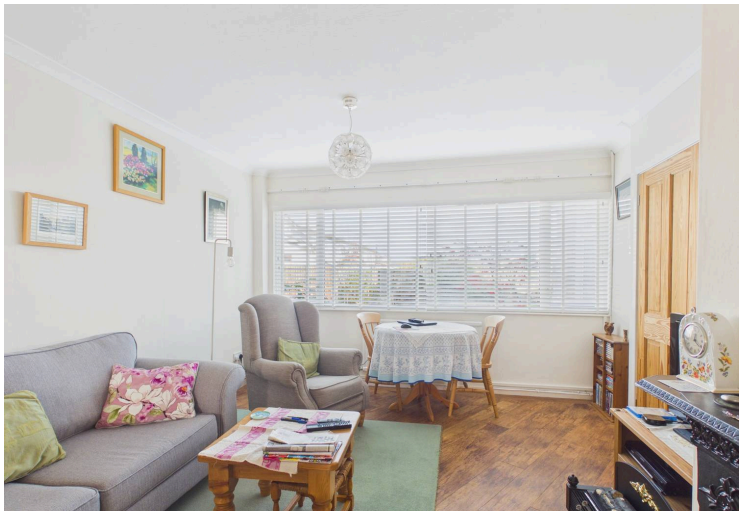

8 Picton Court, Llantwit Major

£245,000 Freehold

SEMI DETACHED FAMILY HOME. • 3 BEDROOMS. 2 RECEPTION. • EXTENDED. GCH COMBI. UPVC. • GARAGE. DRIVEWAY. • FRONT AND REAR GARDENS. • MATURE LOCATION. • EPC TBC. IDEAL FIRST TIME BUY.

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An ideal first time buy or family home with this well presented extended 3 bedroom semi detached home, located in popular mature location of Llantwit Major, Vale of Glamorgan. 8 Picton Court is withing walking distance of local shops, schools and amenities, and withing easy reach of the Heritage Coastline and beaches. The property briefly comprises; entrance porch and hallway, sitting room, dining room and kitchen the ground floor. To the first floor there are three bedrooms and a family bathroom. Outside there are low maintenance gardens to the front and rear with driveway and garage. The property enjoys gas central heating with a combination boiler and UPVC windows and doors. Viewings recommended to fully appreciate the spacious accommodation and quiet location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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GROUND FLOOR

Porch
UPVC front entrance door. UPVC door to entrance hallway.

Entrance Hallway
Stairs to first floor. Doors to kitchen and sitting room. Radiator. Under stairs cupboard.

Sitting Room
9' 6" x 19' 10" (2.90m x 6.05m)
UPVC window to front. Open plan to dining room.

Dining Room
7' 5" x 11' 11" (2.26m x 3.63m)
UPVC glazed door and side panels to rear. Radiator.

Kitchen
8' 1" x 16' 5" (2.46m x 5.00m)
UPVC windows to rear and side. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Integrated oven and grill and gas hob with hood. Space for white goods. Ceramic floor tiles. Radiator.

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FIRST FLOOR

Landing
Doors to bedrooms and family bathroom. UPVC window to side. Airing cupboard.

Family Bathroom
7' 10" x 5' 10" (2.39m x 1.78m)
UPVC opaque windows to rear. Wash hand basin. Low level WC. Panelled bath.

Bedroom 1
9' 9" x 13' 3" (2.97m x 4.04m)
UPVC window to front. Radiator.

Bedroom 2
9' 10" x 10' 6" (3.00m x 3.20m)
UPVC window to rear. Radiator.

Bedroom 3
7' 11" x 8' 1" (2.41m x 2.46m)
UPVC window to front. Radiator.

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GARDEN

Front and rear gardens are low maintenance and enclosed. Gate to rear.

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