





25 Caer Worgan, Llantwit Major

£199,950 Freehold

MID TERRACED HOME. • STONE FRONTED. • 2 BEDROOMS. • EPC C74. DRIVEWAY. • UPVC. GCH. • QUIET LOCATION. • NO FORWARD CHAIN. • IDEAL FIRST TIME BUY.

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NO FORWARD CHAIN. An ideal first time buy with this mid terraced terraced stone fronted home, located in the popular Pentre'r Cwrt development, walkin distance of local shops, schools, and amenities of Llantwit Major, Vale of Glamorgan, and within easy reach of the Heritage Coastline and beaches. The property briefly comprises; entrance porch, sitting room and kitchen/diner to the ground floor. To the first floor there are two well proportioned bedrooms and a family bathroom. Outside there is a driveway for one car to the front, and a garden to the rear. 25 Caer Worgan enjoys gas central heating and UPVC windows and doors. Viewings are highly recommended to fully appreciate the quiet location and presentation.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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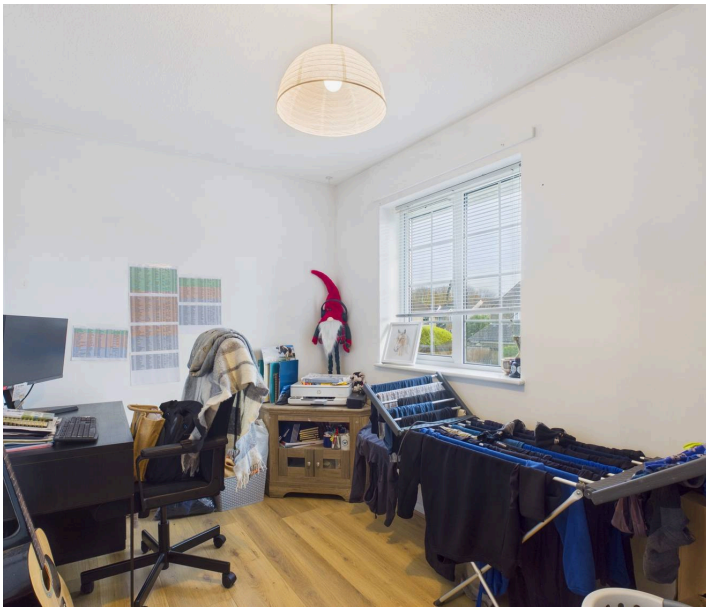
GROUND FLOOR

Entrance Porch
Front entrance door. Door to sitting room.

Sitting Room
15' 3" x 11' 10" (4.65m x 3.61m)
UPVC window to front. Stairs to first floor. Door to kitchen/diner. Radiator.

Kitchen
9' 0" x 11' 9" (2.74m x 3.58m)
UPVC window to rear. Patio doors to rear. Fully fitted kitchen comprising eye level units base units with work surfaces over. Space for white goods. Stainless steel sink with mixer tap. Gas hob with hood, and integrated oven. Radiator. Space for dining room table and chairs.





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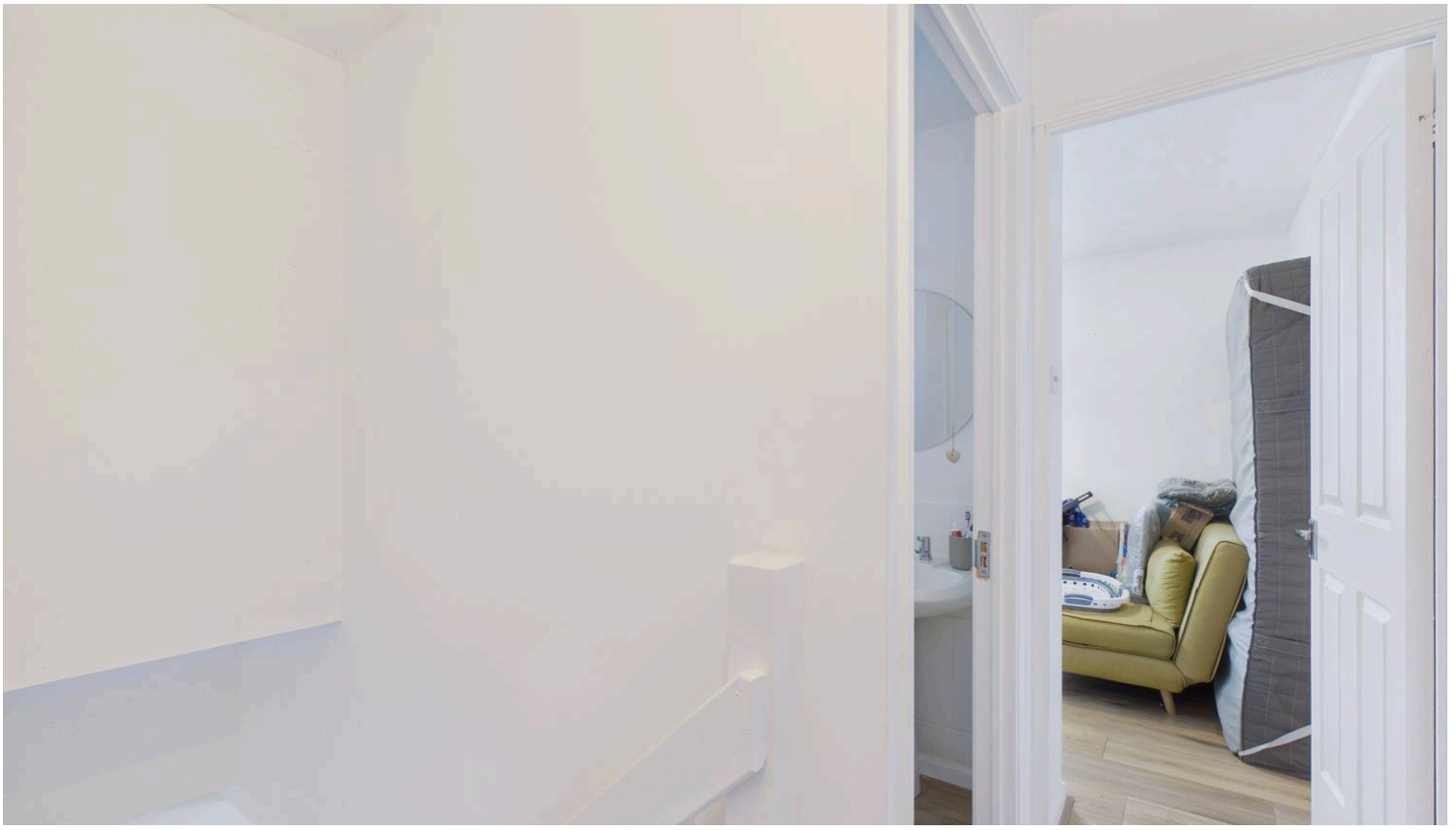

FIRST FLOOR

Landing
Doors to bedrooms and family bathroom.

Family Bathroom
4' 7" x 8' 3" (1.40m x 2.52m)
Panelled bath with mixer shower attachment. Wash hand basin. Radiator. Low level WC. Cupboard.

Bedroom 1
9' 2" x 11' 10" (2.79m x 3.61m)
UPVC window. Radiator.

Bedroom 2
7' 1" x 11' 10" (2.16m x 3.61m)
UPVC window. Radiator.





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GARDEN

An enclosed garden to the rear.

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