





21 Maes Illtuds, Llantwit Major

£220,000 Freehold

SEMI DETACHED HOME. • 2 BEDROOMS. • EXTENDED. UTILITY. • CLOAKROOM/WC. • NO FORWARD CHAIN. • DRIVEWAY. GCH. UPVC. • EPC C74. • IDEAL FIRST TIME BUY. • IN NEED OF MODERNISING.

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NO FORWARD CHAIN and an ideal first time buy with this SEMI DETACHED terraced stone fronted home, located in the popular Pentre'r Cwrt development, walking 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 kitchen/diner, utility and cloakroom/WC to the ground floor. To the first floor there are two well proportioned bedrooms and a family bathroom. Outside there is a driveway to the front, and a low maintenance 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 potential to modernise.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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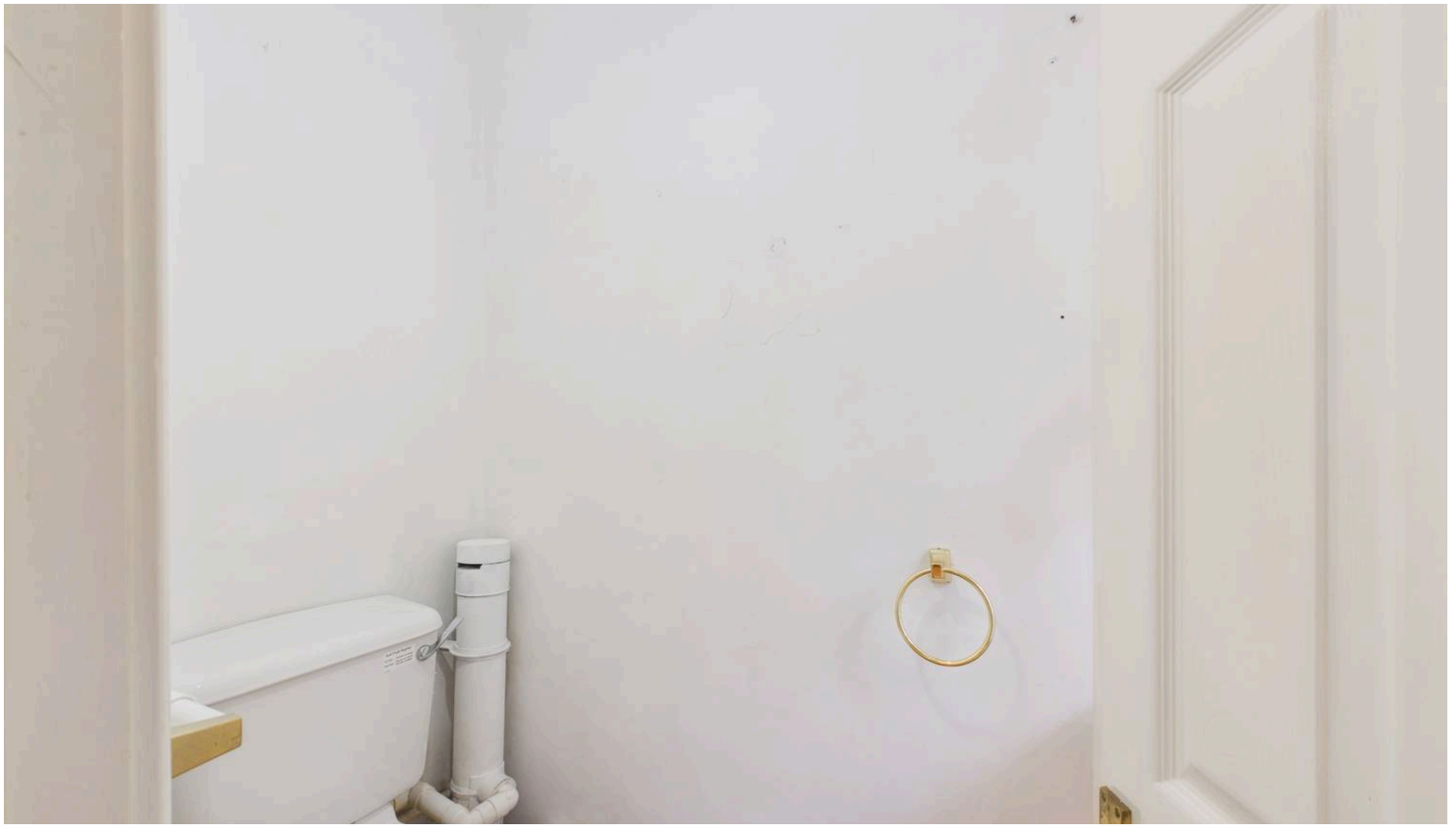

GROUND FLOOR

Entrance Porch
UPVC entrance door. Door to sitting room. UPVC window to front.

Sitting Room
15' 6" x 11' 9" (4.72m x 3.58m)
Stairs to first floor. UPVC window to front. Door to kitchen. Radiator.

Kitchen
9' 1" x 11' 10" (2.77m x 3.61m)
UPVC window to front. Utility Room with space for white goods. UPVC doors to rear. Door to cloakroom/WC. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Gas hob with hood. UPVC window to rear. Wall mounted gas boiler providing the central heating. Eye level oven and grill. Ceramic floor tiles.

Cloakroom/WC
2' 11" x 5' 7" (0.89m x 1.70m)
UPVC window to rear. Wash hand basin. Low level WC.





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FIRST FLOOR

Landing
Doors to bedrooms and family bathroom.

Bedroom 1
9' 1" x 11' 9" (2.77m x 3.58m)
UPVC window to rear. Radiator.

Bedroom 2
7' 4" x 11' 9" (2.24m x 3.58m)
UPVC window to front. Radiator.

Family Bathroom
4' 7" x 8' 0" (1.40m x 2.44m)
UPVC opaque window to side. Panelled bath with mixer shower over. Low level WC. Pedestal wash hand basin. Cupboard. Ceramic wall tiles.





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GARDEN

Rear Garden - enclosed and low maintenance. Side access.

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