



87 Caer Worgan

Llantwit Major, CF61 2SP

Offers In Excess Of £245,000

HARRIS & BIRT



An attractive semi-detached property located on the popular Pentre Cwrt development within an easy walk to Llantwit Major town centre. Accommodation is found in immaculate condition and briefly comprises: entrance porch, living room and kitchen/diner to the ground floor. Upstairs offers two double bedrooms and a family bathroom. Outside enjoys the benefit of driveway parking for several vehicles, an open front garden and a spacious and enclosed rear garden.

The property is conveniently situated within easy reach of Llantwit town centre with its excellent facilities including a wide range of shops both national and local, schools of excellent reputation for all ages and an extensive range of sporting and recreational facilities. The old part of the town is particularly attractive with narrow winding streets and historic church. Just a mile to the south on the heritage coastline is Llantwit Major beach. There is a railway station in the heart of the town on the Bridgend to Cardiff coastline with connections then to the main London line. Easy access to the main road network brings major centres including the capital city of Cardiff, Bridgend, Llantrisant, Newport etc all within easy commuting distance.

- Attractive Semi Detached Property
- Enclosed Rear Garden & Patio
- Popular Pentre Cwrt Development
- Close To Heritage Coastline
- Two Double Bedrooms
- Off Road, Driveway Parking
- Walking Distance Into Llantwit Town Centre
- EPC Rating: C

Accommodation

Ground Floor

Entrance Porch 2'10 x 4'8 (0.86m x 1.42m)

The property is entered via solid front door with decorative glazed panels into porch. Decorative obscure glazed window to front. Wood effect laminate floor. Ceiling spotlight. Solid door into living room.

Living Room 15'11 x 12'0 (4.85m x 3.66m)

Large window overlooking the front garden. Stairs to first floor with ample understairs storage space. Continuation of wood effect laminate floor from entrance porch. Solid door to kitchen/Diner.

Kitchen/Diner 9'4 x 12'0 (2.84m x 3.66m)

Modern fitted kitchen with features to include: a range of wall and base units with wood effect laminate worksurfaces, matching upstands and tiled splashbacks. Inset 1.5 bowl sink with mixer tap Insinkerator waste disposal and draining grooves. Countertop four ring gas hob with glass splashback, wall mounted extractor hood over and fan assisted electric oven under. Plumbing for undercounter washing machine. Space for freestanding fridge/freezer. Undercounter integrated slimline dishwasher behind matching decor door. Window overlooking the rear garden. French doors opening onto rear patio with Pet Safe cat flap. Wood effect laminate floor. Radiator. Ceiling spotlights.

First Floor

Landing 6'5 x 11'7 (1.96m x 3.53m)

Stairs from ground floor onto first floor landing. Loft

access hatch. Fitted carpet. Ceiling spot lighting. Doors to all first floor rooms.

Master Bedroom 9'0 x 11'7 (2.74m x 3.53m)

Window overlooking the rear garden. Fitted carpet. Decorative wood panelled feature wall. Radiator. Pendant ceiling light.

Bedroom Two 8'9 x 11'7 (2.67m x 3.53m)

Window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

Family Bathroom 4'2 x 8'8 (1.27m x 2.64m)

Modern fitted suite with features to include: panelled bath with mixer tap, wall mounted, mains connected shower with rainfall shower head and further showerhead fitment set behind a glazed shower screen. Low level, dual flush WC. Wall mounted vanity unit containing circular wash hand basin, mixer tap and storage underneath. Decorative terrazzo tiled floor. Brick effect tiled walls. Inset large mirror. Obscure glazed window to side. Recessed cupboard housing wall mounted Ideal Logic gas combination boiler and storage shelving. Wall mounted vertical towel warmer. Ceiling spot lighting. Shaving point. Extractor fan.

Outside

The property enjoys the benefit of off road parking for several vehicles to the front via tarmac laid drive. Open lawned front garden with fence boundary to the neighbouring property and pathway leading to front door. Pedestrian gate off the drive offers access into the rear garden. The rear garden is south-easterly facing and offers a spacious paved patio, ideal for alfresco dining/entertaining and a flat parcel of lawn

leading to a further patio to rear to enjoy the evening sun. Mature planted borders with close boarded fenced boundaries to all sides.

Services

All mains services are connected to the property. UPVC double glazing throughout. Gas central heating via boiler housed to bathroom cupboard.

Directions

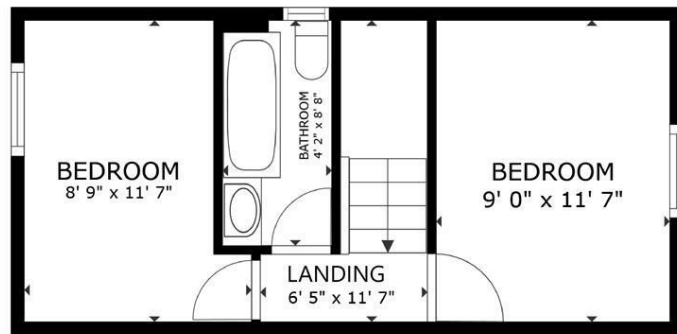
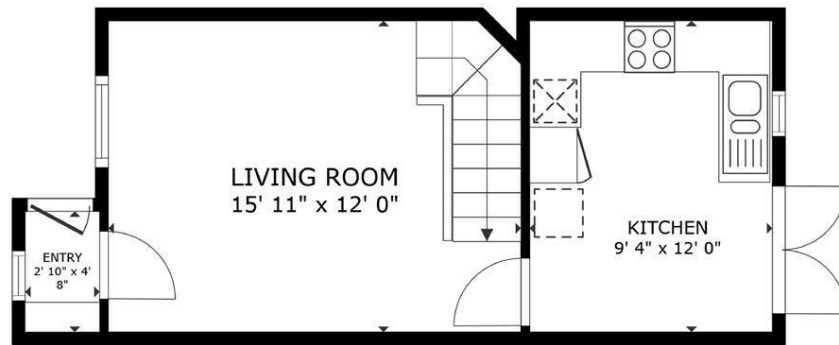
From our office at 65 High Street turn right up to the end of Westgate and turn left onto the Llantwit Major road. At the roundabout at the beginning of the Llantwit Major bypass take the first exit and then go right at the the mini roundabout. Turn right at off the roundabout onto Heol Pentre Cwrt. At the roundabout turn right onto Caer Worgan, Bear round to the right, pass the small play park and number 87 is on your righthand side.











GROSS INTERNAL AREA
 FLOOR 1 319 sq.ft. FLOOR 2 289 sq.ft.
 TOTAL : 608 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
 65 High Street, Cowbridge, CF71 7AF
 01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
 359 Caerphilly Road, Cardiff, CF14 4QF
 02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

