



35 Cwrt Y Cadno

Llantwit Major CF61 2SB

Price £255,000

HARRIS & BIRT



An attractive, end of terrace, property occupying a spacious corner plot situated within the popular Pentre Cwrt development on the outskirts of Llantwit Major. The property briefly comprises: entrance hall, living room, dining room, kitchen, and conservatory to the ground floor. Upstairs offers two double bedroom, a single bedroom and a family bathroom. Outside enjoys the benefit of off road parking via driveway for several vehicles and an enclosed well maintained rear garden.

The property situated in a quiet cul-de-sac approximately within an 5 minute walk to Llantwit Major train station and 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.

## Accommodation

### Ground Floor

#### Entrance Hall

UPVC double glazed door into entrance hall. Skimmed and textured ceiling. Tiled floor. Radiator. stairs to first floor landing. Doorway into;

#### Living Room 15' x 14'9" (4.57m x 4.50m)

UPVC double glazed window to front with plantation shutters. Continuation of flooring from hall. Skimmed walls and textured ceiling. Radiators. Archway open through into;

#### Dining Room 8'9" x 10'11" (2.67m x 3.33m)

Skimmed walls and textured ceiling. Continuation of flooring. UPVC double glazed sliding doors into conservatory. Archway into;

#### Kitchen 5'11" x 10'9" (1.80m x 3.28m)

Range of wall and base units set under and over a laminate work surface. Features to include; four ring gas hob with electric over under and extractor fan overhead. Single bowl sink and mixer tap. Window overlooking side. Space for washing machine. Space for inset microwave. Skimmed walls and textured ceiling. Radiator. Boiling housed to wall. Continuation of flooring.

#### Sun Room 10'1" x 9'1" (3.07m x 2.77m)

UPVC double glazing to all sides. Tiled flooring. French doors open out onto rear patio.

### First Floor

#### Landing

Stairs lead up from entrance hall to first floor landing. Fitted carpet. Skimmed walls and textured ceiling. Access to loft via hatch. Airing cupboard housing water tank. Doors to all first floor rooms.

#### Bedroom One 14'6" x 11'11" (4.42m x 3.63m)

UPVC double glazed window to front with plantation shutters. Skimmed walls and textured ceiling. Carpet flooring. Radiator. Pendant ceiling light. Storage cupboard with shelving.

#### Bedroom Two 7' x 9'4" (2.13m x 2.84m)

UPVC double glazed window to rear. Skimmed walls and textured ceiling. Carpet flooring. Radiator. Pendant ceiling light.

#### Bedroom Three 7'2" x 7'10" (2.18m x 2.39m)

UPVC double glazed window to rear. Skimmed walls and textured ceiling. Carpet flooring. Radiator. Pendant ceiling light.

#### Bathroom

Three piece suite in cream comprising; panelled bath with mixer tap and electric shower and shower head fitment over, vanity unit containing hidden cistern WC and wash hand basin with storage under. Opaque glazed window to side. Vinyl laid flooring.

#### Outside

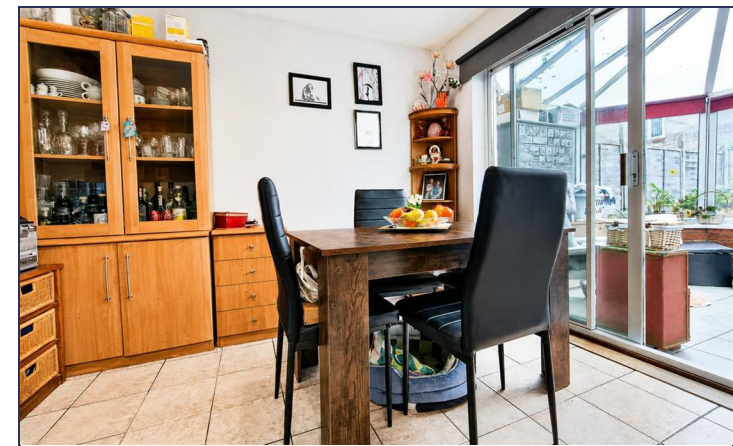
Block paved driveway for four vehicles leads up to front door. Pedestrian side gate for access to the rear garden. Rear garden is laid to Costswold chippings with a paved area for al fresco dining. Two storage sheds. Summer house. Raised borders with shrubbery.

#### Services

All mains services to the property. Combination boiler housed to kitchen with hot water tank housed to airing cupboard on first floor landing.

#### Directions

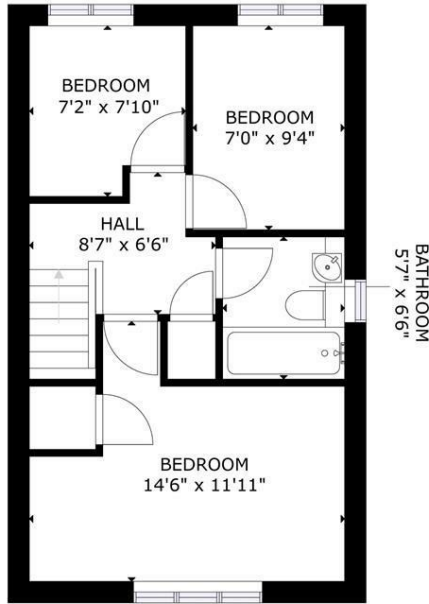
From our office at 65 High Street turn right up to the end of Westgate and turn left onto the Llantwit Major road. At the roundabout at the beginning of the Llantwit Major bypass take the first exit and then go right at the the mini roundabout. Turn right at off the roundabout onto Heol Pentre Cwrt. At the roundabout turn left on to Heol-Y-Fro. Take the next right onto Cwrt y Cadno and the property is on your right hand side.







FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1: 476 sq.ft, FLOOR 2: 368 sq.ft  
 TOTAL: 844 sq.ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

