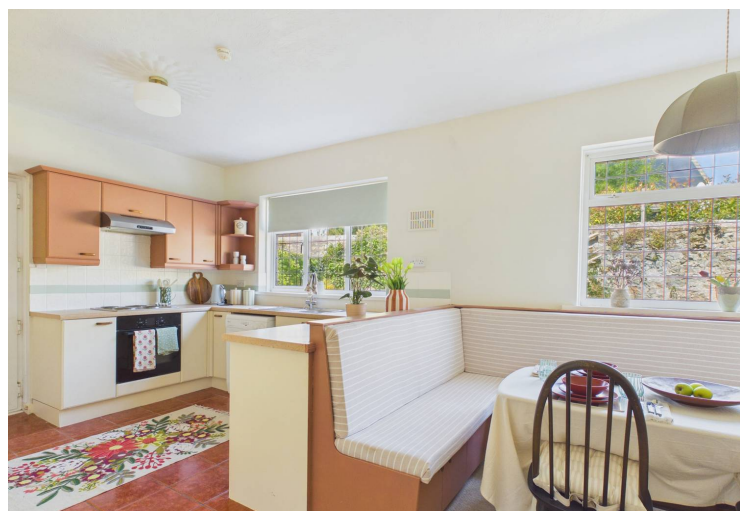




Abbotsley The Lane Colhugh Street, Llantwit Major

£415,000 Freehold

DETACHED FAMILY HOME. • EPC D60. 3 BEDROOMS. • NO FORWARD CHAIN. • DRIVEWAY. GARAGE. • CLOAKROOM/WC. • KITCHEN/DINER. • GCH. UPVC. GARDENS. • WEST END LOCATION.





In one of the most sought after locations in the Vale of Glamorgan, lies this detached family home with no forward chain and potential to further modernise. Abbotsley lies in the desirable west end of the town of Llantwit Major, Vale of Glamorgan - walking distance to local shops, schools, amenities and the stunning Heritage Coastline and beaches. The property briefly comprises; entrance hallway, cloakroom/WC, sitting room and kitchen/diner to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside there is a cottage style garden to the front with driveway and garage. To the rear is a private walled garden with seating area. Viewings are highly recommended to fully appreciate the location and potential this home provides and enjoys gas central heating and UPVC windows and doors.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





GROUND FLOOR

Entrance Hallway

UPVC front entrance door. Doors to cloakroom/WC, kitchen/diner and sitting room. Cupboard. Stairs to first floor. Radiator.

Cloakroom/WC

Low level WC. Wash hand basin.

Kitchen/Diner

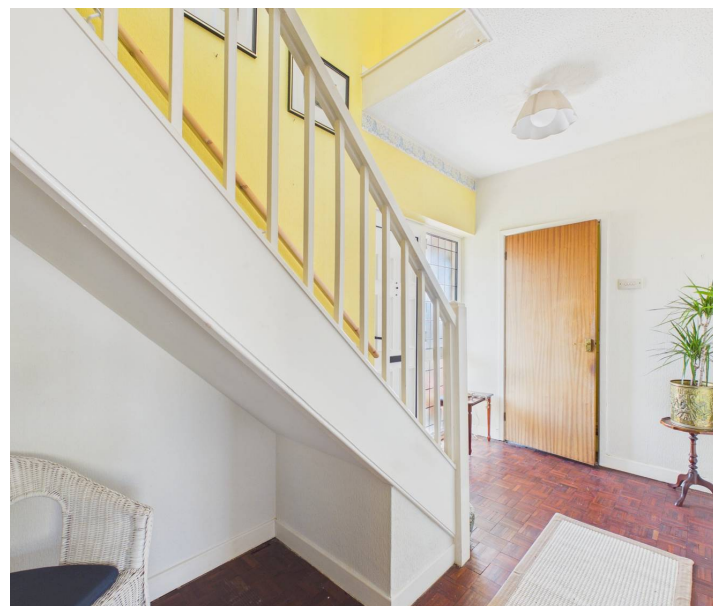
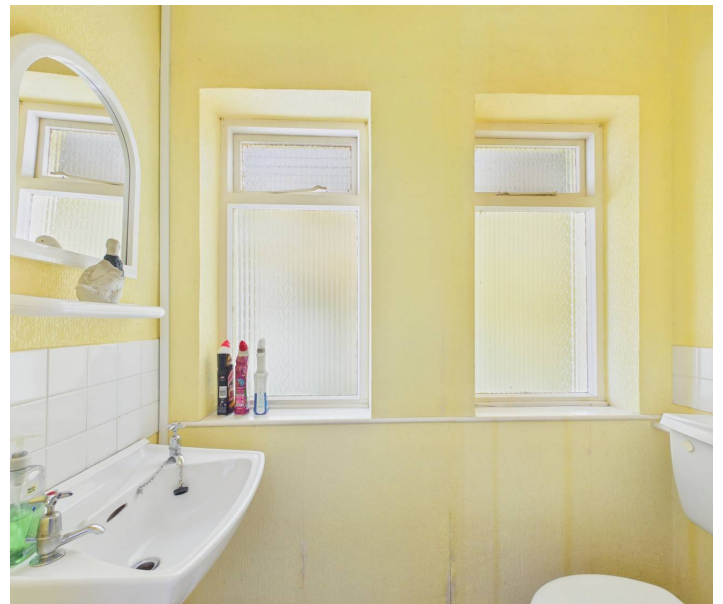
11' 1" x 18' 9" (3.38m x 5.72m)

UPVC glazed door to rear. UPVC windows to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Radiator. Space for dining room table and chairs. Inset stainless steel sink with mixer tap. Integrated electric hob with oven Space for white goods.

Sitting Room

18' 1" x 12' 10" (5.51m x 3.91m)

UPVC French doors to rear. UPVC window to front. Radiator. Fireplace.





FIRST FLOOR

Landing

Doors to bedrooms and family bathroom.

Family Bathroom

6' 11" x 5' 7" (2.11m x 1.70m)

UPVC window. Panelled bath. Wash hand basin. Low level WC. Radiator.

Bedroom 1

18' 2" x 10' 6" (5.54m x 3.20m)

UPVC windows to front and rear. Radiator.

Bedroom 2

11' 2" x 10' 1" (3.40m x 3.07m)

UPVC window. Radiator.

Bedroom 3

10' 5" x 9' 1" (3.18m x 2.77m)

UPVC window. Radiator.





Ground Floor



First Floor

Approximate total area⁽¹⁾

99.4 m²
1070 ft²

Reduced headroom

1.1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

GARDEN

Front and rear enclosed gardens laid to lawn.



blackbear

