



Second Floor Flat, London House Commercial Street, Llantwit Major, CF61 1RB  
Asking price £85,000

## Accommodation

### Entrance Hall

Split level. Storm doorway approached by external staircase via first floor terrace. Storage cupboard.

### Living Room 14'6" x 11' (4.42m x 3.35m)

Double glazed window to front. Beamed ceiling. Night storage heater.

### Kitchen/Breakfast Room 10' x 8'9" (3.05m x 2.67m)

Range of units finished in light oak style with granite effect work surfaces. Stainless steel sink unit. Three walls tiled. Double glazed window to rear.

### Bedroom One 13' x 9'6" (3.96m x 2.90m)

Double glazed window to rear. Beamed ceiling. Night storage heater.

### Bedroom Two 11'6" x 10'9" (3.51m x 3.28m)

Beamed ceiling. Double glazed window to front. Night storage heater.

### Bedroom Three 8' x 7'6" (2.44m x 2.29m)

Window to front. Night storage heater. Beamed ceiling.

### Bathroom

Suite in white comprising panelled bath with hand shower, low level wc and pedestal wash hand basin. Tiled splashback. Velux window. Airing cupboard with hot water cylinder

### Outside

The property is approached by Stag Lane which connects East Street and Station Road. The garden at the back of London House is divided between the second floor flat and the maisonette. The area with the second floor flat comprises part of the lawned area.

## Services

Mains water, electricity and drainage. Night storage heater. Some windows double glazed.

## Tenure

The flat will be sold leasehold. The vendor personally owns the freehold of all three flats in London House and will set up a company to own the freehold of all three flats in London House. Each flat owner will have an equal share in the company. This facilitates purchasers getting a mortgage and gives them equal control of the freehold. Details will be available from the vendors solicitors.

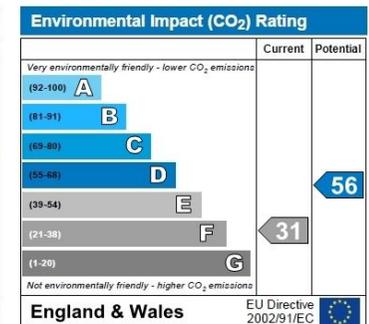
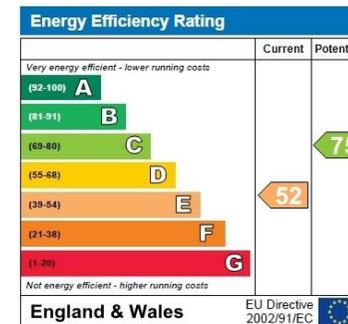
## Investment Opportunity

There are three flats in London House all of which are for sale either singly or as an investment portfolio. Please call our office on 01446 771777 for further details.

## Directions

Turn right out of our offices at 67 High Street, Cowbridge and proceed to the end of Westgate and turn left up the hill onto the Llantwit Major Road. At the roundabout on the Llantwit Major bypass go straight on under the railway bridge and straight on at the mini roundabout. You are now in Commercial Street and London House is on your left hand side. There is no parking in Commercial Street so continue to the end of the road turn right and then second left into the free public car park adjoining the Town Hall. Re-trace your steps but instead of walking up Commercial Street go slightly to the right and up Stag Lane which is next to the Internet Cafe. The entrance is on your left hand side just before the little stone cottage (Ty Caro)

**Second Floor**  
Approx. 73.0 sq. metres (785.7 sq. feet)



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