



11 St Davids Avenue, Llantwit Major, CF61 1RR

£240,000



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Three bedroom, mid terrace property with no on going chain. Offering around 35M or 120 ft of rear garden. The downstairs offers a reception room and kitchen diner area. The first floor offers three bedrooms and a bathroom. The property would benefit from some updating but has great potential. Approximate size is around 80 SQM or 861 SQ feet of living space. Council tax D.

FIRST FLOOR

Entrance

Entrance is via a Upvc front door to inner hallway. A doorway leads to the lounge and another to the kitchen.

Lounge

4.45m x 3.61m (14' 7" x 11' 10")  
Upvc double glazed window to the front. Fitted carpet, radiator and power points.

Kitchen

7m x 3m (23' 0" x 9' 10")  
Two upvc double glazed windows to the rear. A range of base and wall units with a fixed worktop over. Radiator and power points. Access to the rear.

FIRST FLOOR

Landing

Doorways to three bedrooms and family bathroom.

Bedroom

4.24m x 3.68m (13' 11" x 12' 1")  
Upvc double glazed window to the front. Fitted carpet, radiator, power points.

Bedroom

4.19m x 2.59m (13' 9" x 8' 6")  
uPVC double glazed window to the rear. Fitted carpet, radiator and power points.

Bedroom

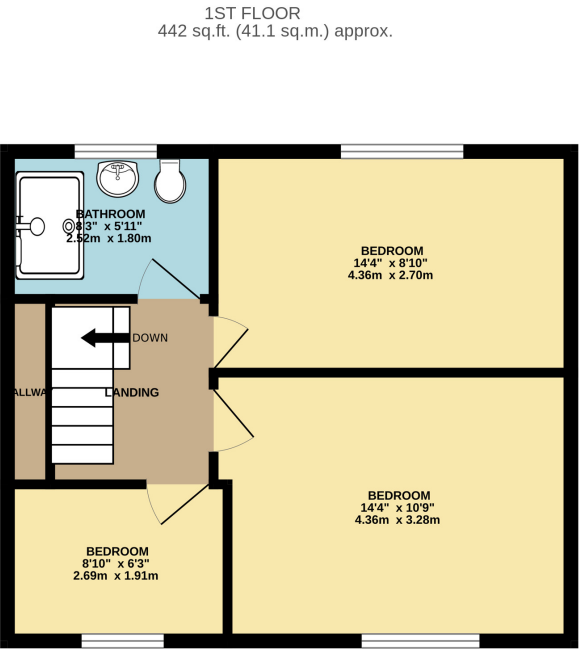
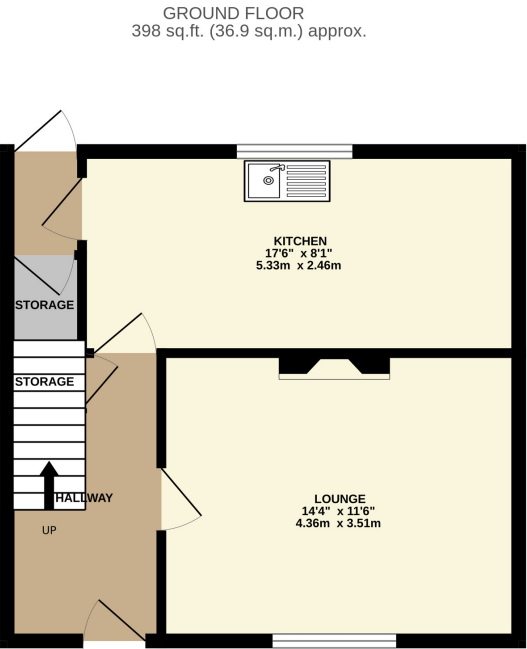
2.90m x 2.08m (9' 6" x 6' 10")  
uPVC double glazed window to the front. Fitted carpet, radiator and power points.

Bathroom

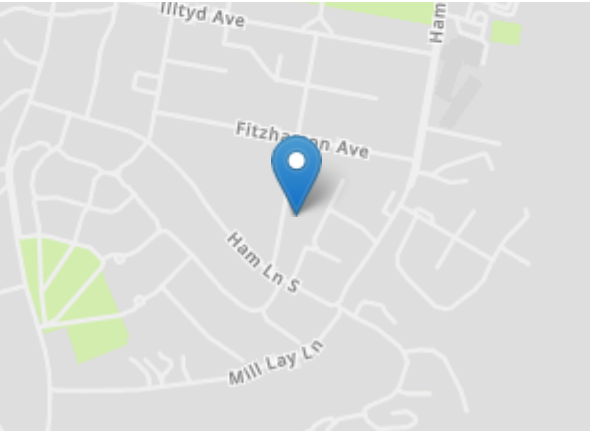
Upvc double glazed window to the rear. Walk in shower cubicle, low level WC. Wash hand basin and pedestal. Vinyl flooring.

External

GARDENS FRONT AND REAR.  
To the front is an enclosed area that could become private parking ( subject to local authority approval).  
Access to the rear is trough flying freehold. the rear garden is approximately 36m x 8m (118' 1" x 26' 3") in size offering a great outdoor space.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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