



32 Stallcourt Avenue, Llantwit Major, CF61 1TE

£299,950



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SEMI DETACHED, THREE BEDROOM PROPERTY offering around 105 Square Meters of living space. The property also offers flexible living accommodation with two reception rooms, a kitchen,/diner and bathroom to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally the property offers off road parking via driveway and garage. The property has been modernised by the current vendors with the addition of new uPVC windows and doors, combination boiler and bathroom suites. The property is located within walking distance to the town centre all local amenities and schools. Council Tax Band D. EPC- D (updated since issued).

## GROUND FLOOR

### Hallway

Steps lead up to the front entrance, enter the property via uPVC double glazed front door into the hallway with doors leading into both reception rooms and dining room. Carpeted stairs lead to the first floor level. Wood flooring, radiator, ceiling light and power.

### Lounge

4.80m x 3.85m (15' 9" x 12' 8")

Double aspect room with uPVC double glazed french doors leading out onto the front balcony and uPVC french doors leading out to the rear. Feature fire place housing log burner with wooden surround and mantle with tiled hearth. Wooden parquet flooring, radiator, ceiling light and power.

### Reception Room

5.20m x 3.0m (17' 1" x 9' 10")

uPVC bay window overlooking the front. Wood flooring, radiator, ceiling light and power.

### Kitchen

4.95m x 2.76m (16' 3" x 9' 1")

Fitted with a range of base and wall units with tiled surround. Acrylic sink and drainer with mixer tap over. Built in electric cooker with hob and extractor hood over. Space and plumbing for white goods. Two uPVC windows and door to the rear. Tiled flooring, radiator, ceiling light and power. Open plan into dining room.

### Dining Room

2.35m x 2.00m (7' 9" x 6' 7")

Continuation of tiled flooring. Space for dining furniture. Door leading into bathroom. Radiator, ceiling light and power.

### Bathroom One

2.62m x 1.77m (8' 7" x 5' 10")

Fitted with a walk-in shower cubicle, low level WC and pedestal wash hand basin. Towel rail radiator, fully tiled and ceiling light. uPVC opaque window to the side.

## FIRST FLOOR

### Landing

Carpeted stairs lead to the first floor level with doors leading to all bedrooms and family bathroom. Location of loft access.Ceiling light and power.

### Bedroom One

4.75m x 2.85m (15' 7" x 9' 4")

uPVC window to the front. Built-in wardrobes. Laminate flooring, radiator, ceiling light and power.

### Bedroom Two

4.0m x 2.60m (13' 1" x 8' 6")

uPVC window to the front. Laminate flooring, radiator, ceiling light and power.

### Bedroom Three

3.0m x 2.34m (9' 10" x 7' 8")

uPVC window to the rear. Laminate flooring, radiator, ceiling light and power.

### Bathroom Two

2.50m x 1.55m (8' 2" x 5' 1")

Fitted with a three piece suite comprising; low level WC, wash hand basin set into modern vanity unit and panelled bath with shower attachment. Fully panelled, radiator and ceiling light. uPVC opaque window to the side.

## EXTERNAL

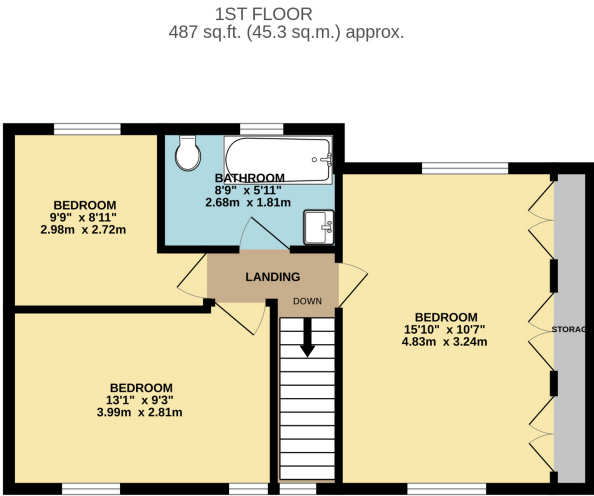
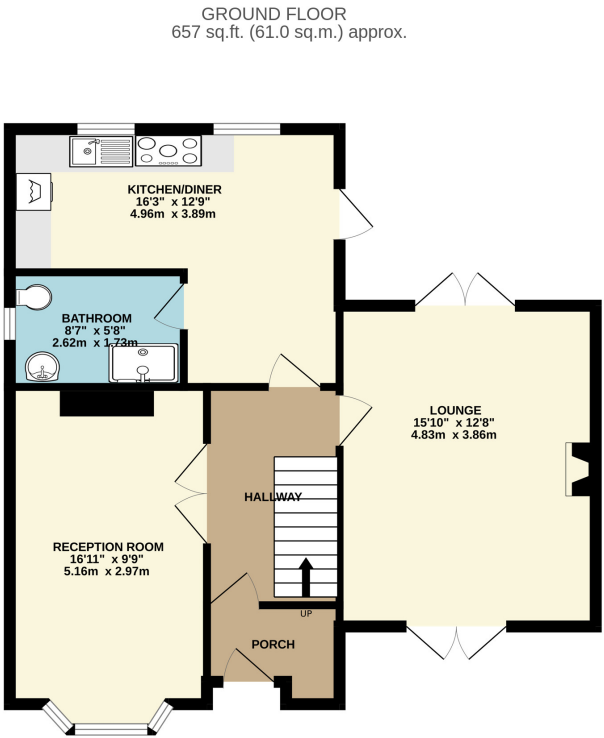
### Garden

The front of the property is fully enclosed via brick wall with gated access. A driveway leading to the garage and path leading to steps up the the front door entrance. Lawned area to the side.

To the rear is a fully enclosed garden via block wall with a mixture of lawn and patio area.

### Garage

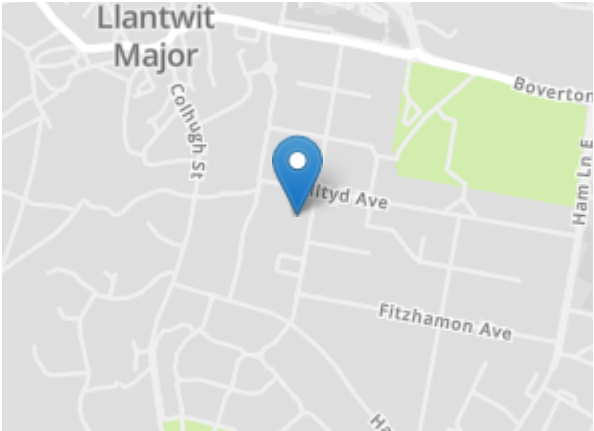
Fitted with an electric up and over door. uPVC door giving access to the rear of the property. Light and power.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<div>66</div>	<div>82</div>
(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		
England, Scotland & Wales		EU Directive 2002/91/EC 