



7 Regency Close, Llantwit Major, CF61 2XW

£269,995



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

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Three bedroom semi detached property in good order, private driveway and southerly facing garden and Cul de sac location. The location offers good access to the town and the train station. The property has undergone changes since last ownership, this includes kitchen, bathroom, doors and windows. Approx 74 SQ meters of living space. EPC-C. Council Tax D.

GROUND FLOOR

Entrance

Composite front door to hallway. Carpeted Stairs to the first floor level, doorway to lounge and under stair storage cupboard.

Lounge

7.1m x 3.3m (23' 4" x 10' 10")

Upvc double glazed window to the front. Laminated flooring, radiators, and power points. Upvc double glazed window to rear, doorway to kitchen.

Kitchen

3.1m x 2.5m (10' 2" x 8' 2")

Upvc double glazed door and window to the rear. Electric oven with gas hob and extractor unit over composite resin and drainer, plumbed for washing machine. Wall mounted Valliant boiler, Vinyl flooring, and power points.

FIRST FLOOR

Landing

Doorways to three bedrooms and family bathroom. Airing cupboard and loft access point.

Bedroom One

3.5m x 3.2m (11' 6" x 10' 6")

Upvc double glazed window to the rear. Fitted wardrobes, fitted carpet, radiator and power points.

Bedroom two

3.2m x 3.0m (10' 6" x 9' 10")

Upvc double glazed window to the front. Fitted carpet, radiator and power points.

Bedroom three

2.3m x 2.0m (7' 7" x 6' 7")

Upvc double glazed window to the rear. Fitted carpet, radiator and power points.

Bathroom

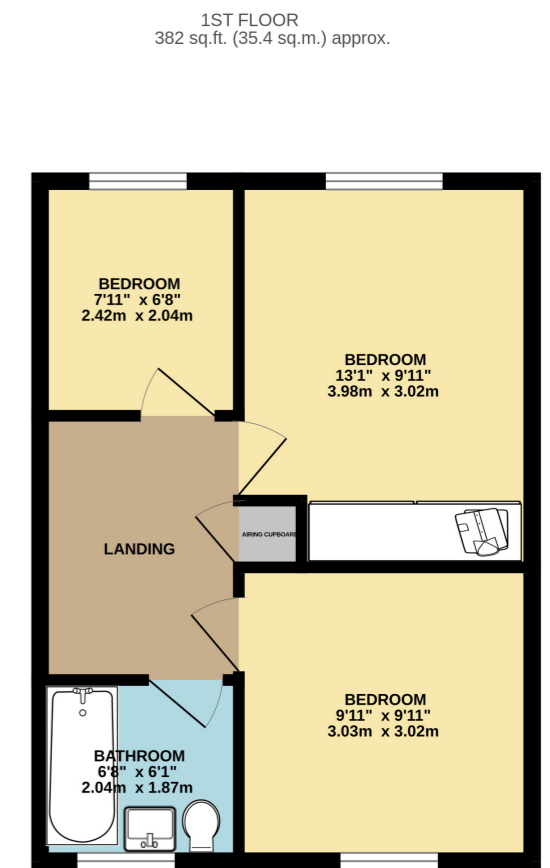
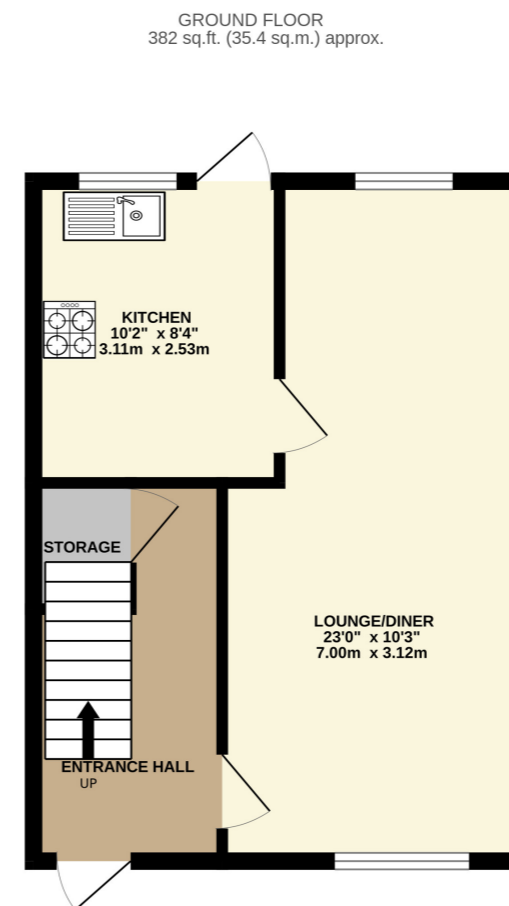
1.8m x 1.8m (5' 11" x 5' 11")

Upvc double glazed frosted window to the front. Panel enclosed bath with electric shower over. Wash hand basin in vanity unit, low level WC. Tiled to splash back and radiator.

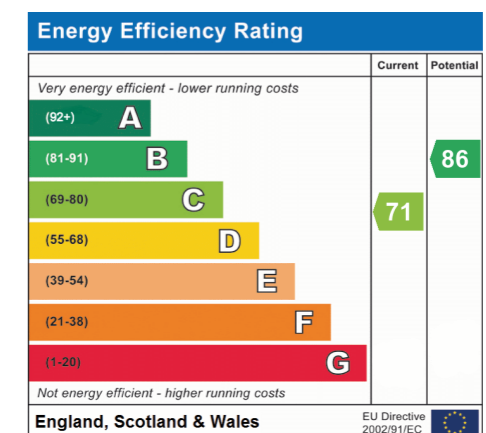
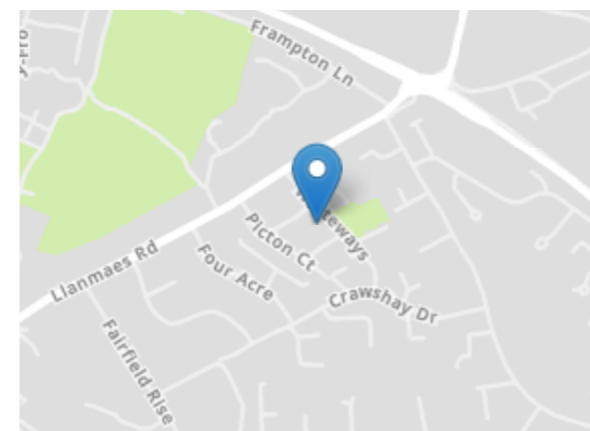
EXTERNAL

Parking and gardens

The driveway is private and concreted. Extra parking could be made available by taking the grass frontage. To the side of the house is a block built storage?garage area. Access through wood doors. The rear of the property is southerly facing with a mixture of patio and grass areas. Enclosed by block wall. Access to the storage/garage is via a door at the rear.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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