



2 Fairfield Crescent, Llantwit Major, CF61 2XJ

£279,995



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EXTENDED THREE BEDROOM SEMI DETACHED HOUSE located in Llantwit Major within short walking distance of the town centre with all local amenities, schools and train station. The property offers FLEXIBLE LIVING SPACE and is briefly comprising; internal porch, lounge, dining room, kitchen, second reception room, hallway and office to the ground floor with three bedrooms, family bathroom and open stair access to loft space to the first floor. Externally the property benefits from a GARAGE WITH OFF ROAD PARKING and a fully enclosed garden to the rear. Approximately 122 SQm of living space. EPC- D.

GROUND FLOOR

Entrance Porch

Enter the property via uPVC front door into the porch with carpeted stairs leading to the first floor. Radiator, ceiling light. Door leading into lounge.

Lounge

4.48m x 4.01m (14' 8" x 13' 2")
uPVC window to the front. Feature stone built fireplace with mantel and hearth. Open into dining room. Radiators, carpeted flooring, ceiling light and power.

Dining Room

3.04m x 2.52m (10' 0" x 8' 3")
uPVC window to the rear. Space for dining furniture. Radiator, carpeted flooring, ceiling light and power. Door into kitchen.

Kitchen

3.02m x 2.86m (9' 11" x 9' 5")
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Space for cooker with extractor fan over. Integrated fridge/freezer. Space for white goods. Pantry cupboard. uPVC window and door to the rear. Ceiling light and power.

Hallway

Doors leading into kitchen, office, bathroom and second reception room. Ceiling light. Plumbing for washing machine. Location of boiler.

Office Room

2.09m x 2.02m (6' 10" x 6' 8")
uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

Bathroom

2.06m x 1.58m (6' 9" x 5' 2")
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and walk in shower cubicle. Fully tiled, radiator, ceiling light. Opaque window to the rear.

Second Reception Room

4.97m x 2.56m (16' 3" x 8' 5")
uPVC window to the front. Radiator, carpeted flooring, ceiling lights and power.

FIRST FLOOR

Landing

Doors leading into all bedrooms and family bathroom. Open tread staircase leading to attic space. Radiator, carpeted flooring, ceiling light and power.

Bedroom One

3.42m x 3.10m (11' 3" x 10' 2")
uPVC to the front. Fitted cupboard. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

3.10m x 3.00m (10' 2" x 9' 10")
uPVC window to the rear. Fitted cupboard. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three

2.33m x 2.46m (7' 8" x 8' 1")
uPVC window to the front. Fitted cupboard over stairs. Radiator, carpeted flooring, ceiling light and power.

Bathroom

2.57m x 2.19m (8' 5" x 7' 2")
Three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath. Radiator, ceiling light. Opaque window to the rear.

Attic Space

Useful space fully insulated with uPVC windows, carpeted flooring, ceiling light and power. Has been used as an extra bedroom. Not under regulations.

Separate small office/storage space, carpeted flooring, ceiling light and power.

EXTERNAL

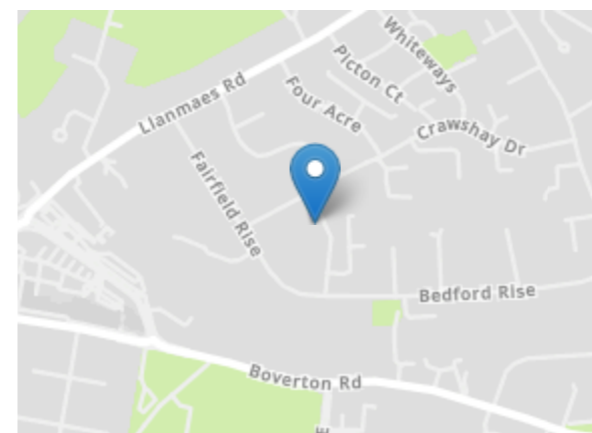
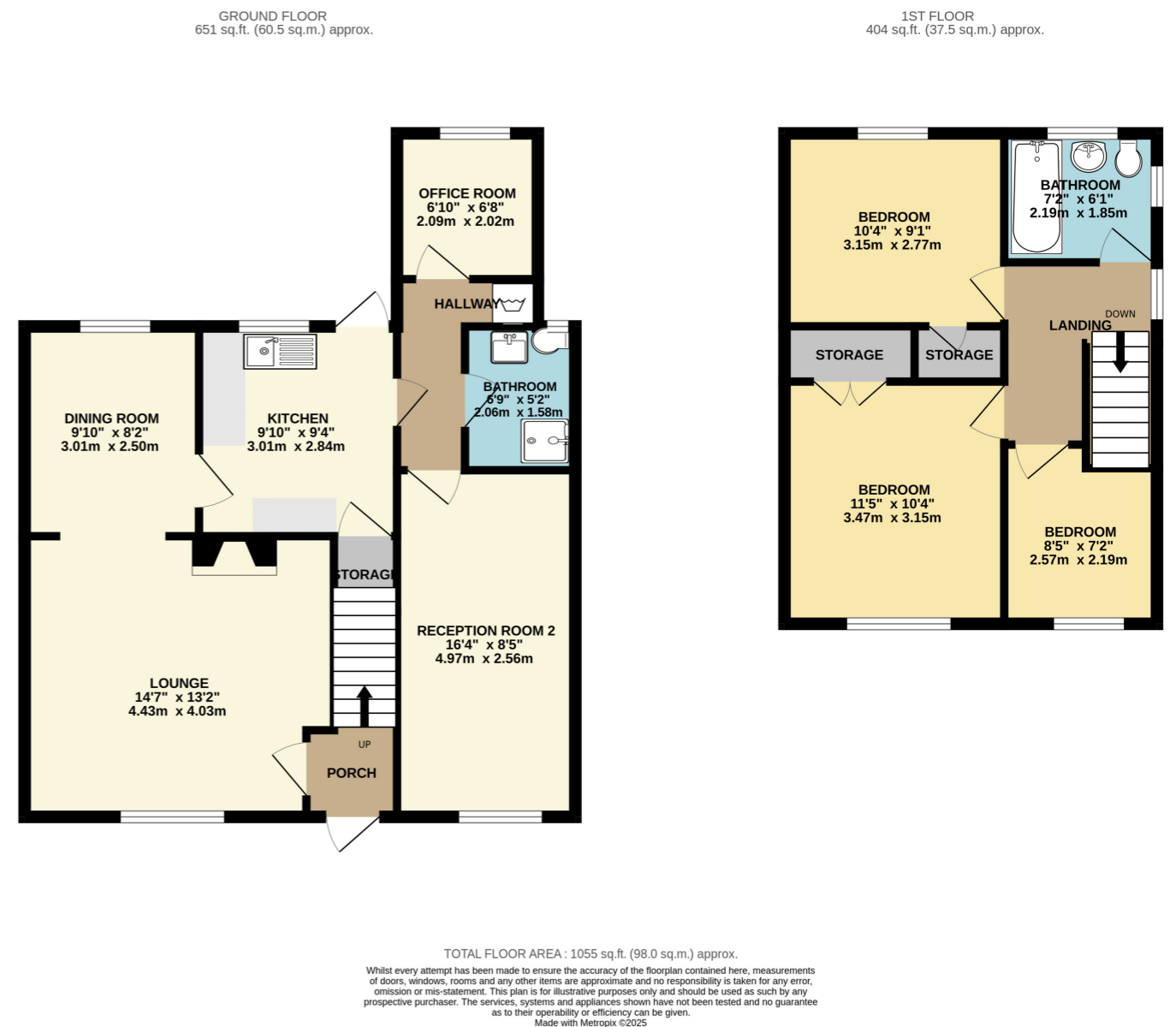
Gardens

To the front is a fully enclosed with planting and pathway leading to the front entrance.

To the rear is a fully enclosed garden laid to lawn with some mature planting and a patio area. Garage located to the rear via gated access.

Garage

Fitted with an up and over door. Inspection pit. Ceiling light and power. Accessed at the rear of the property via driveway.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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