



10 Tewdrig Close, Llantwit Major, CF61 1SZ

£325,000



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

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WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY PROPERTY located in a sought after location in Llantwit Major within walking distance to the town with all local amenities, schools and train station and short walking distance to Llantwit Major Beach. The property is briefly comprising; entrance hallway, lounge, kitchen/dining room to the ground floor with three bedrooms and family bathroom to the first floor level. Externally the property is benefiting from a GARAGE and OFF ROAD PARKING for two vehicles with a fully enclosed garden to the rear.

GROUND FLOOR

Hallway

Enter the property via composite glazed door into the hallway with carpeted stairs to the first floor with understair storage cupboard. Laminate flooring, radiator, ceiling light.

Lounge

3.90m x 3.26m (12' 10" x 10' 8")
uPVC window to the front. Feature fireplace housing cast iron fire with slate mantle and hearth. Bi-folding doors into kitchen/dining room. Radiator, carpeted flooring, ceiling light and power.

Kitchen/Dining Room

3.34m x 5.14m (10' 11" x 16' 10")
Fitted with a range of shaker style base and wall units with contrasting work surfaces over and tiled surrounds. Built-in electric oven with four ring induction hob and extractor hood over. Built-in washing machine and dishwasher. Space for fridge/freezer. Stainless steel sink and drainer with mixer tap over. uPVC window to the rear. Laminate flooring, ceiling light and power.

To the dining area is ample space for dining furniture. uPVC French doors leading out to the rear garden. Continuation of laminate flooring, radiator, ceiling light and power.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom. Location of access to part boarded loft space. uPVC window to the side. Carpeted flooring, ceiling light and power.

Bedroom One

4.05m x 3.05m (13' 3" x 10' 0")
uPVC window to the front. Radiator, carpeted flooring, ceiling light and power. Location of airing cupboard housing combi boiler.

Bedroom Two

3.10m x 2.84m (10' 2" x 9' 4")
uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three

2.89m x 1.99m (9' 6" x 6' 6")
uPVC window to the front. Built-in wardrobe. Radiator, carpeted flooring, ceiling light and power.

Bathroom

1.92m x 2.28m (6' 4" x 7' 6")
Three piece suite comprising; low level WC, pedestal wash hand basin and tiled bath with electric shower over and glass screen. Partly tiled. Music speaker inset into ceiling. Radiator, laminate flooring, ceiling light.

EXTERNAL

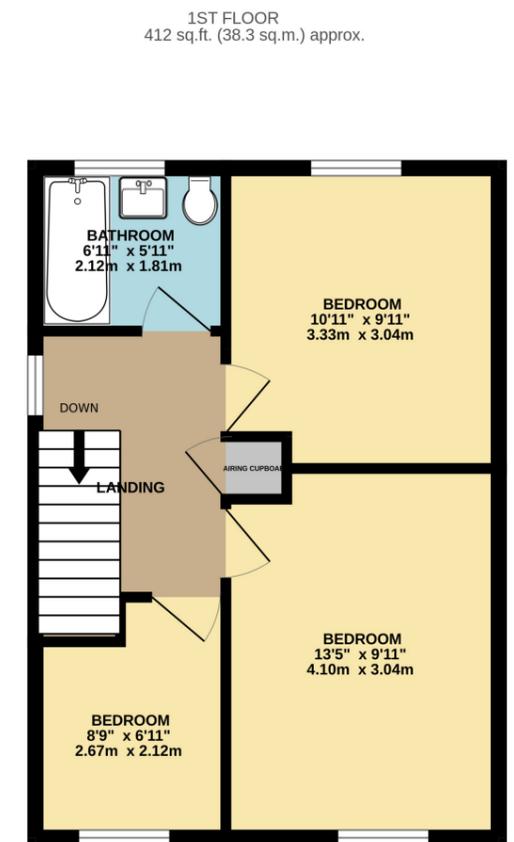
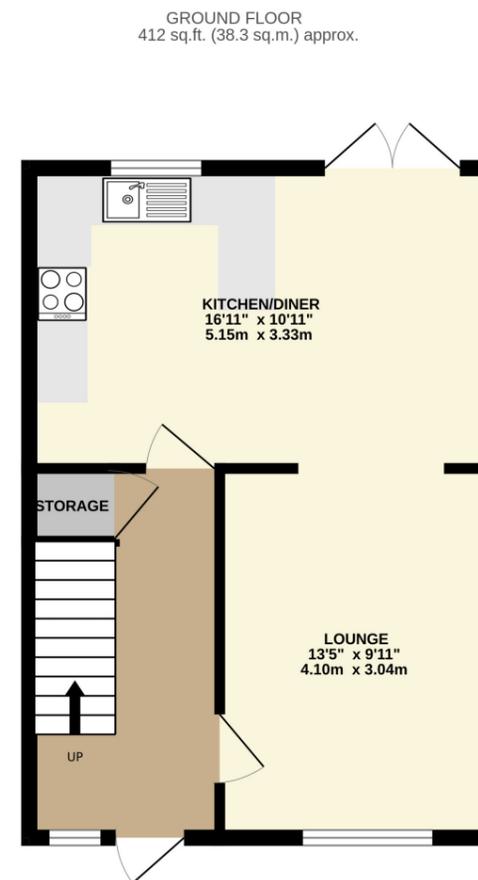
Garden

The front of the property is approached via block paviour driveway providing parking for two vehicles leading to the garage. A lawned area to the side with some mature planting.

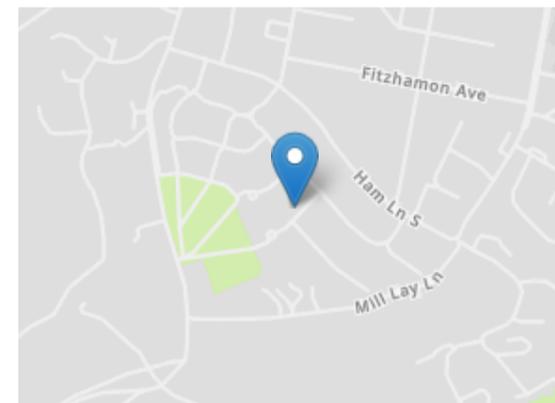
To the rear is a fully enclosed south-west facing garden with a patio area providing space for garden furniture and a lawned area with a range of mature planting of plants and shrubs.

Garage

Fitted with a roller door. Light and power. Door leading out to the rear.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 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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