



26 Tewdrig Close, Llantwit Major, South Glamorgan, CF61 1SZ

£315,000



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

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EXTENDED THREE BEDROOM PROPERTY WITH GENEROUS GARDEN AND OPEN VIEWS ACROSS SEA VIEW FIELD. The property offers around 100 SQM of living space with gardens to the front and to the rear. Parking is on Tewdrig Close with a private spot and has a garage with an electric door. The 1970's Wimpey construction property could benefit from updates, but is spacious and unique. EPC rating is C. Council Tax is a D. The property has no on going chain.

## GROUND FLOOR

### Entrance

Wood frame with strengthened glass panels to the hallway. Fitted carpet, stairs to the first floor level, door way to the lounge and kitchen, under stair storage.

### Lounge

3.83m x 3.20m (12' 7" x 10' 6")  
uPVC double glazed window to the front. Fitted carpet, radiator, power points and ceiling light. Double, wood frame doors to the dining area.

### Dining Area.

5.82m x 2.84m (19' 1" x 9' 4")  
uPVC double glazed French doors to the rear. Vinyl flooring, radiator, power points and ceiling lights. Open doorway to the kitchen.

### Kitchen

6.05m x 2.86m (19' 10" x 9' 5")  
uPVC double glazed window to the rear. Range of bas and wall units with fixed worktop over. Electric hob and double oven set in tower unit. plumbed for washing machine and dishwasher. stainless steel bowl and drainer. Vinyl flooring, radiator, power points and ceiling lights.

## FIRST FLOOR

### Landing

Access to three bedrooms, family bathroom and loft access.

### Bedroom One

5.00m x 3.09m (16' 5" x 10' 2")  
uPVC double glazed window to the rear. Fitted carpet, radiator, power points and two ceiling lights. Walks in storage/wardrobe area.

### Bedroom Two

3.83m x 2.84m (12' 7" x 9' 4")  
uPVC double glazed window to the front. Fitted carpet, radiator, power points and ceiling light.

### Bedroom three

2.85m x 2.70m (9' 4" x 8' 10")  
uPVC double glazed window to the front. Laminate flooring, radiator, power points and ceiling light.

### Bathroom

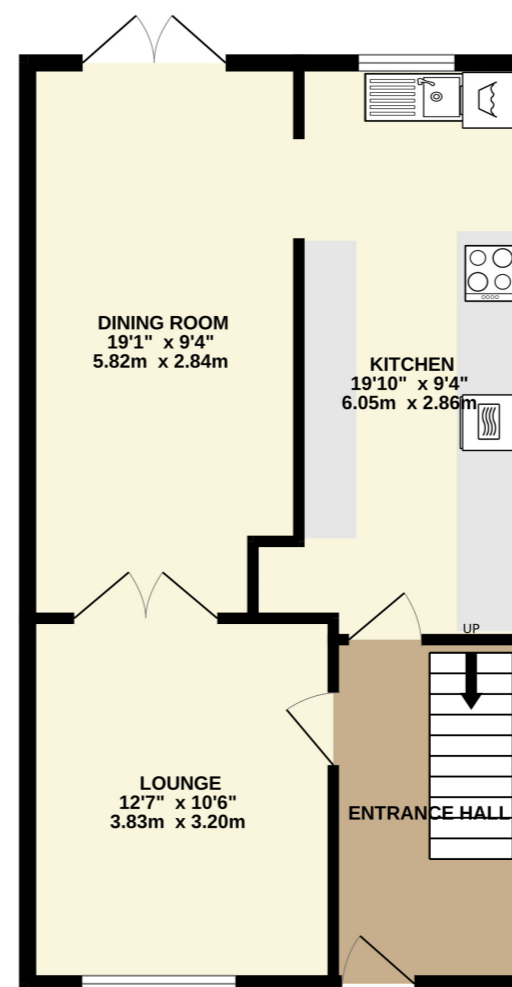
4.00m x 2.12m (13' 1" x 6' 11")  
Obscure uPVC double glazed window to the rear. Panel enclosed bath, low level WC, wash hand basin and pedestal and a walk in shower cubicle. Vinyl flooring, radiator and ceiling light.

## EXTERNAL

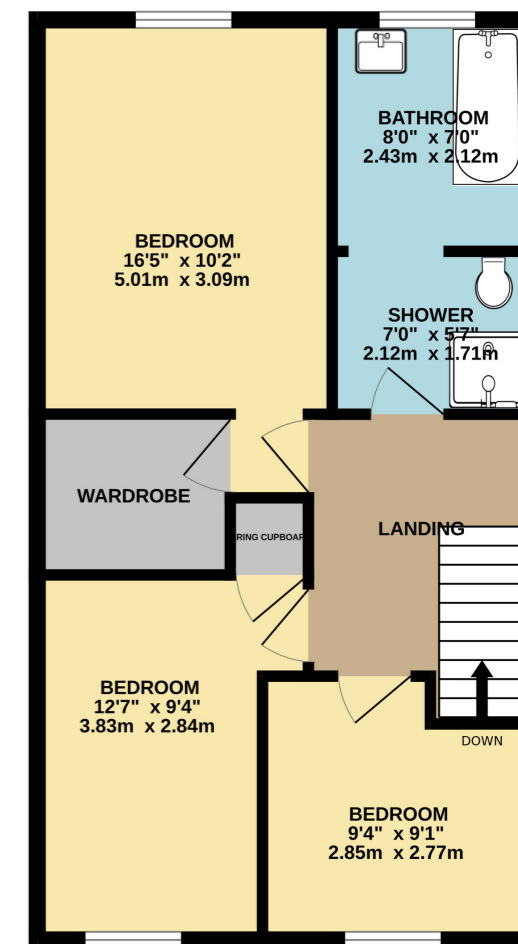
### Garage. Front and rear garden

Garage and parking. From Tewdrig Close entrance. The garage has an up and over electric door and wood frame door to the garden.  
Front garden- Enclosed by wood picket fence. Pathway to the front door and large area mainly laid to lawn.  
Rear garden-Enclosed by wood panel fencing. A mixture of patio, grass and planting area. Access to the garage.

GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.

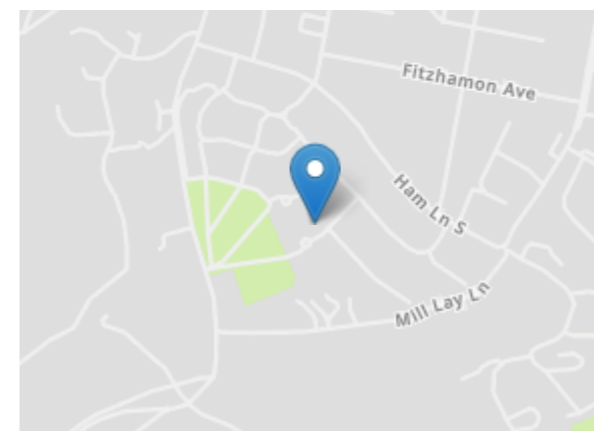


1ST FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 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>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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