



23 Illtyd Avenue, Llantwit Major, CF61 1TG

£385,000



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THREE BEDROOM SEMI-DETACHED PROPERTY located within walking distance of Llantwit Major Town, all local amenities, schools and train station. The property is briefly comprising an entrance hall, lounge, second reception room, dining room, kitchen and cloakroom to the ground floor, with three bedrooms and family bathroom to the first floor. Externally the property benefits from a good sized fully enclosed garden to the rear and driveway providing off road parking for multiple vehicles.

GROUND FLOOR

Entrance Hallway

uPVC front door leading into hallway with stairs leading to the first floor and doors leading into lounge and dining room. Quarry tiles, ceiling light and power.

Lounge

4.54m x 3.51m (14' 11" x 11' 6")
uPVC window to the front. Feature multi fuel burner with wooden mantel and slate hearth. Radiator, wood parquet flooring, ceiling light and power.

Second Reception Room

2.89m x 2.86m (9' 6" x 9' 5")
uPVC French doors to the rear. Radiator, parquet flooring, ceiling light and power. Sliding door into utility room.

Dining Room

5.30m x 3.00m (17' 5" x 9' 10")
uPVC window to the side. Space for dining furniture. Open plan into kitchen. Radiator, laminate flooring, ceiling light and power.

Kitchen

2.74m x 3.21m (9' 0" x 10' 6")
Fitted with a range of solid wood base and wall units with contrasting work surfaces over and tiled surrounds. Space for gas and electric range cooker and hob. Belfast sink with mixer tap over. Integrated dishwasher. Space for fridge freezer. uPVC window to the side. Door into utility room. Radiator, laminate flooring, ceiling light and power.

Utility

2.24m x 2.15m (7' 4" x 7' 1")
Fitted with base and wall units with stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Door into WC. uPVC door to rear. Raditator, ceiling light and power.

Cloakroom

2.53m x 1.80m (8' 4" x 5' 11")
Fitted with a low level WC and pedestal wash hand basin. Extractor fan.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom. Carpeted flooring, ceiling light and power.

Bedroom One

3.57m x 3.24m (11' 9" x 10' 8")
Duel aspect with uPVC windows to the front and rear. Radiator, laminate flooring, ceiling light and power.

Bedroom Two

4.05m x 2.66m (13' 3" x 8' 9")
uPVC windows to the front. Over stair storage cupboard. Radiator, laminate flooring, ceiling light and power.

Bedroom Three

5.00m x 3.26m (16' 5" x 10' 8")
Two uPVC windows to the rear. Potential to convert into two rooms. Radiator, laminate flooring, ceiling light and power.

Bathroom

3.00m x 2.5m (9' 10" x 8' 2")
Fitted with a low level WC, pedestal wash hand basin and roll top bath with a mixer tap over. Walk-in glass shower cubicle. uPVC opaque window to the side. Radiator, laminate flooring, ceiling light.

EXTERNAL

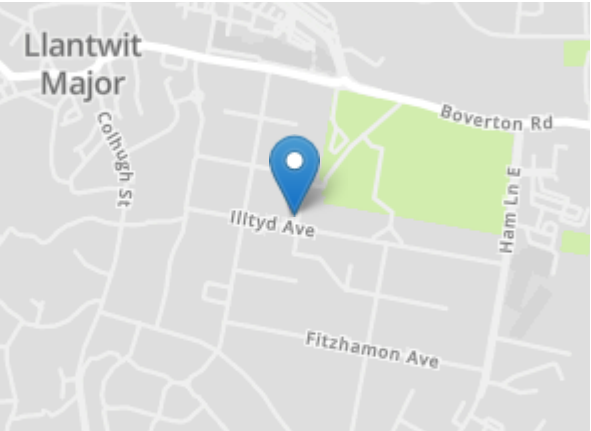
Garden

To the front of the property is enclosed with a block paved driveway providing off road parking for mulitple vehicles. Gated access to the rear.

To the rear is a fully enclosed low maintenance garden laid to artificial grass with shale and paved areas with some planting and a raised patio area to the rear.
5.23m x 3.96m (17' 2" x 13' 0") Wood Cabin and Block built storage shed with cavity insulation 4.70m x 3.70m (15' 5" x 12' 2") with power and water.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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