



14 Heol Ger-Y-Felin, Llantwit Major, CF61 2XA

Offers over £260,000



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

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Charming three bedroom end link property in the Heol Ger Y Felin estate of Llantwit Major. The property offers a reception room, kitchen/diner area and conservatory to the ground floor. The first floor offers three bedrooms and family bathroom. The plot has a generous frontage for parking, a side garden for south westerly sun worshippers and a private rear garden. There is no on going chain. EPC- C. Council Tax-D

GROUND FLOOR

**Entrance**  
Wood frame door with glass panel to inner hallway. Doorway leads to the lounge and carpeted stairs to the first floor level.

**Lounge**  
4.30m x 3.55m (14' 1" x 11' 8") Longest and widest point.  
Upvc double glazed window to the front.  
Fitted carpet, radiator, power points and open plan to the diner.

**Diner**  
3.05m x 2.61m (10' 0" x 8' 7")  
Patio doors to the the conservatory. Fitted carpet, radiator, power points and open plan to the kitchen.

**Kitchen**  
3.05m x 1.8m (10' 0" x 5' 11")  
Upvc double glazed window to the rear.  
Range of base and wall units with fixed worktop over. Integrated fridge/freezer, dish washer and plumbed for washing machine. Stainless steel sink and drainer. laminated flooring.

**Conservatory**  
uPVC and block base construction. power points, lighting and French doors to the garden.

FIRST FLOOR

**Landing**  
Doorways to three bedrooms, bathroom, loft access and airing cupboard.

**Bedroom**  
3.5m x 2.68m (11' 6" x 8' 10") plus wardrobe recess.  
uPVC double glazed window to the front.  
Fitted wardrobes, fitted carpet, radiator and power points.

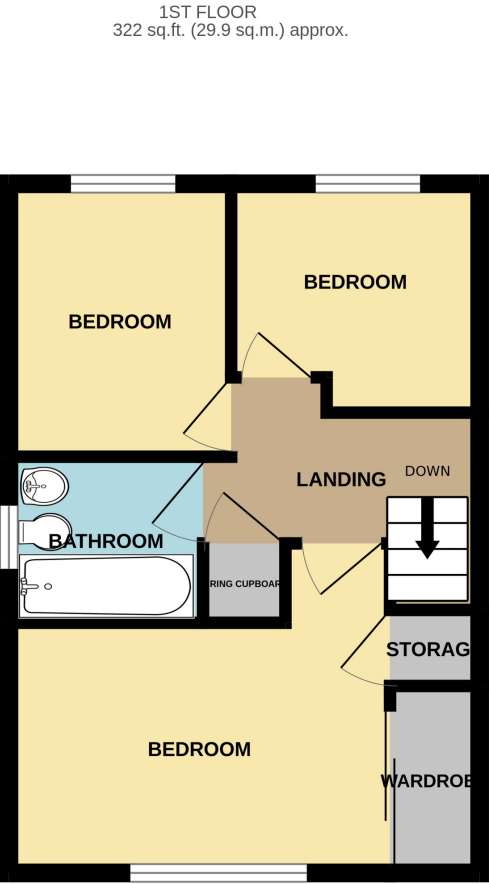
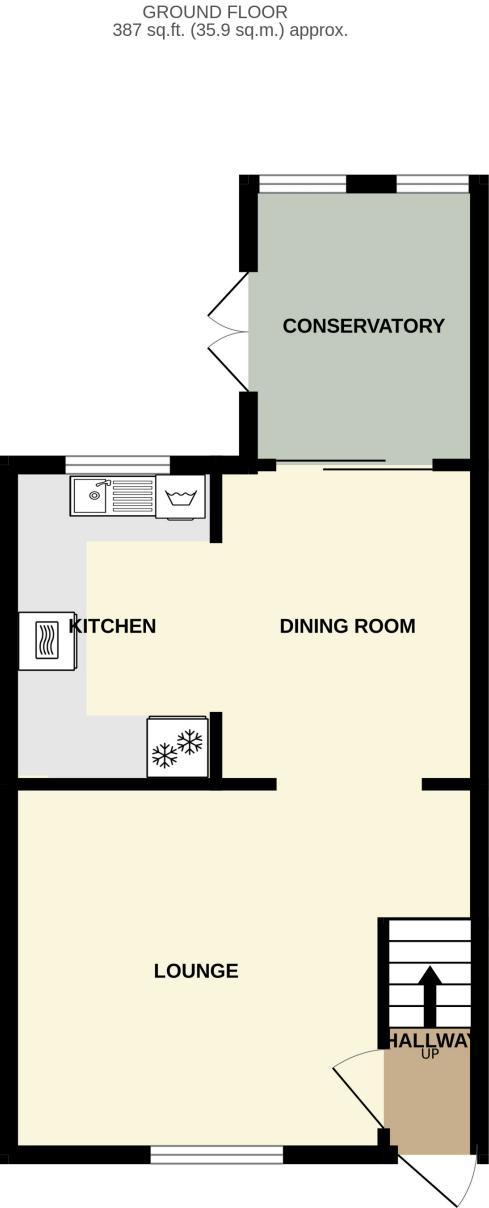
**Bedroom**  
2.36m x 2.23m (7' 9" x 7' 4")  
uPVC double glazed window to the rear.  
Fitted carpet, radiator and power points.

**Bedroom**  
2.78m x 2.23m (9' 1" x 7' 4")  
uPVC double glazed window to the rear.  
Fitted carpet, radiator and power points.

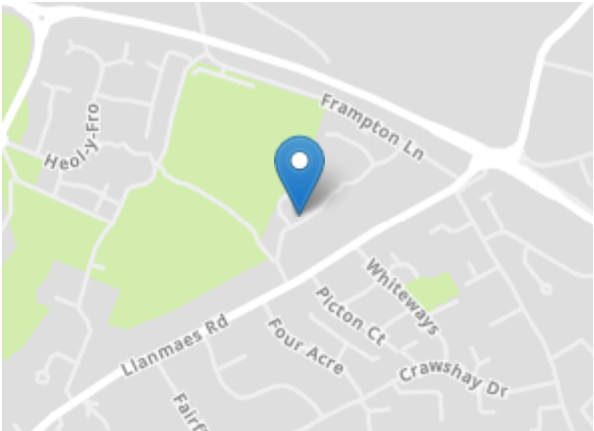
**Bathroom.**  
1.95m x 1.62m (6' 5" x 5' 4")  
uPVC double glazed window to the side.  
Panel enclosed bath with electric shower over. Low level WC. Wash hand basin and pedestal. Vinyl flooring, towel rail radiator.

EXTERNAL

**Gardens**  
Front - Mixture of chippings nd patio slabs with borders and hedgerow. Wood gate access to the side garden  
Side - Mixture of chippings, borders, UPVC shed to remain, access to the rear.  
Rear\_ enclosed by wood panel fencing, mixture



TOTAL FLOOR AREA : 709 sq.ft. (65.8 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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