



73 Illtyd Avenue, Llantwit Major, South Glamorgan, CF61 1TH

£285,000



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

Tel No 01446 794433. E-Mail [info@brightermoves.co.uk](mailto:info@brightermoves.co.uk)

Web [www.brightermoves.co.uk](http://www.brightermoves.co.uk)



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, kitchen/diner, utility 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.

## GROUND FLOOR

### Entrance Hallway

Enter the property via uPVC front door into the hallway with carpeted stairs leading to the first floor. Doors leading into Lounge and Kitchen.

### Lounge

4.70m x 3.60m (15' 5" x 11' 10")  
uPVC window to the front of the property and French doors to the rear. Inset multi fuel burner, laminated flooring, radiator, ceiling light and power.

### Kitchen/Diner

4.90m x 4.77m (16' 1" x 15' 8")  
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Integrated electric oven and hob with extractor fan over. Sink and drainer with mixer tap over. Space and plumbing for white goods. uPVC window to the front, side and rear. Laminated flooring, radiator, power points. Under stairs storage, doorway leading to utility room, WC and door to rear garden.

### Utility

Space and plumbing for white goods.

### Cloakroom

Fitted with a low level WC and pedestal wash hand basin.

## FIRST FLOOR

### Hallway

### Bedroom One

4.31m x 3.17m (14' 2" x 10' 5")  
uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

### Bedroom Two

3.40m x 2.16m (11' 2" x 7' 1")  
uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

### Bedroom Three

2.64m x 2.34m (8' 8" x 7' 8")  
uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

### Bathroom

2.21m x 2.13m (7' 3" x 7' 0")  
Three piece suite comprising; low level WC, Wash hand basin set in vanity unit, panelled bath with shower over. Radiator, ceiling light. Opaque window to the rear.

## EXTERNAL

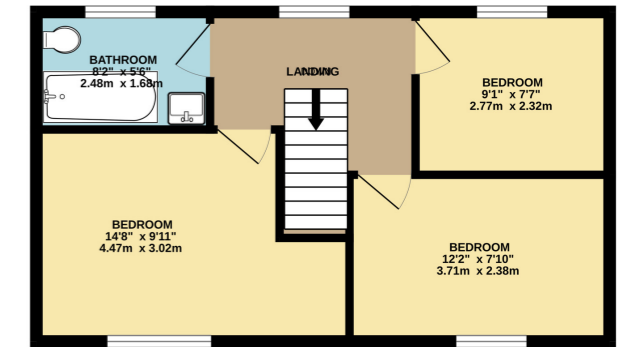
### Garden

FRONT. Double hardstand parking bay and access to the rear.  
REAR - A mixture of lawn, planting areas, seating areas, decking and an array of sheds, backing onto the rugby club fields.

GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.

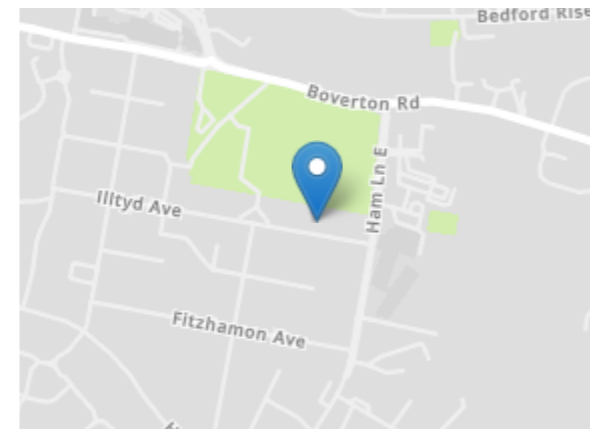


1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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.  
Made with Metropix ©2024



**MIS REPRESENTATION ACT 1967:** These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.

**PROPERTY MIS DESCRIPTION ACT 1991:** All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.

**PROCEEDS OF CRIME ACT 2002:** Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.