



28 Tewdrig Close, Llantwit Major, CF61 1SZ

£340,000



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

Tel No 01446 794433. E-Mail info@brightermoves.co.uk

Web www.brightermoves.co.uk



SOUGHT AFTER LOCATION WITH OPEN VIEWS AND A GENEROUS PLOT. Situated on the South side of Town overlooking Seaview Park and beyond to the Sea. This extended semi-detached property briefly comprising of; an entrance hallway, lounge, dining room, kitchen/diner and cloakroom to the ground floor with three bedrooms and a family bathroom to the first floor. To the front of the property is an open plan lawned garden and a fully enclosed garden to the rear. Separate garage situated in a block. Viewing is highly recommended.

GROUND FLOOR

Porch

Enter the porch via uPVC front door with glazed door into the inner hallway.

Entrance Hallway

Carpeted stairs lead to the first floor. Understairs storage cupboard. Doors leading into lounge, cloakroom. storage area, another doorway leads to the kitchen diner, utility room and additional storage area. Radiator, ceiling light and power.

Lounge

3.86m x 3.27m (12' 8" x 10' 9")
uPVC window overlooking the front of the property. Feature electric fire with wooden surround and marble hearth. Open plan into dining room. Radiator, ceiling light and power.

Dining Room

03.30m x 2.56m (10' 10" x 8' 5")
Doorways to the kitchen and open plan to 2nd reception room. Laminate flooring, power points and ceiling lights.

Reception room 2

4.47m x 4.21m (14' 8" x 13' 10")
uPVC window overlooking the front. Open plan into dining room. Laminated flooring, radiator, power points and ceiling light.

Kitchen/Diner

7.16m x 2.97m (23' 6" x 9' 9")
Fitted with a range of base and wall units with contrasting work surfaces over. Sink and drainer with mixer tap over. Built-in oven and grill. Integrated gas hob with extractor hood over. Built-in fridge freezer. uPVC window to the rear. Space for dining furniture. uPVC patio doors leading out into the rear garden. Radiator, ceiling light and power.

Cloakroom

Fitted with a wash hand basin and low level WC. Fully tiled. Ceiling light.

Utility Room

Space and plumbing for white goods.

FIRST FLOOR

Landing

Doors leading into all bedrooms and family bathroom. Location or loft access with ladder. Ceiling light.

Bedroom One

3.91m x 3.15m (12' 10" x 10' 4")
uPVC window overlooking the front of the property. Cupboard housing combi boiler. Radiator, ceiling light and power.

Bedroom Two

2.92m x 2.31m (9' 7" x 7' 7")
uPVC window to the rear of the property. Radiator, ceiling light and power.

Bedroom Three

2.74m x 1.95m (9' 0" x 6' 5")
uPVC window to the rear of the property. Radiator, ceiling light and power.

Bathroom

2.34m x 1.88m (7' 8" x 6' 2")
Fitted with a three piece suite comprising; low level WC, wash hand basin set into vanity style unit, panelled bath and walk-in shower enclosure. Towel radiator, ceiling light. uPVC window to the rear.

EXTERNAL

Garden

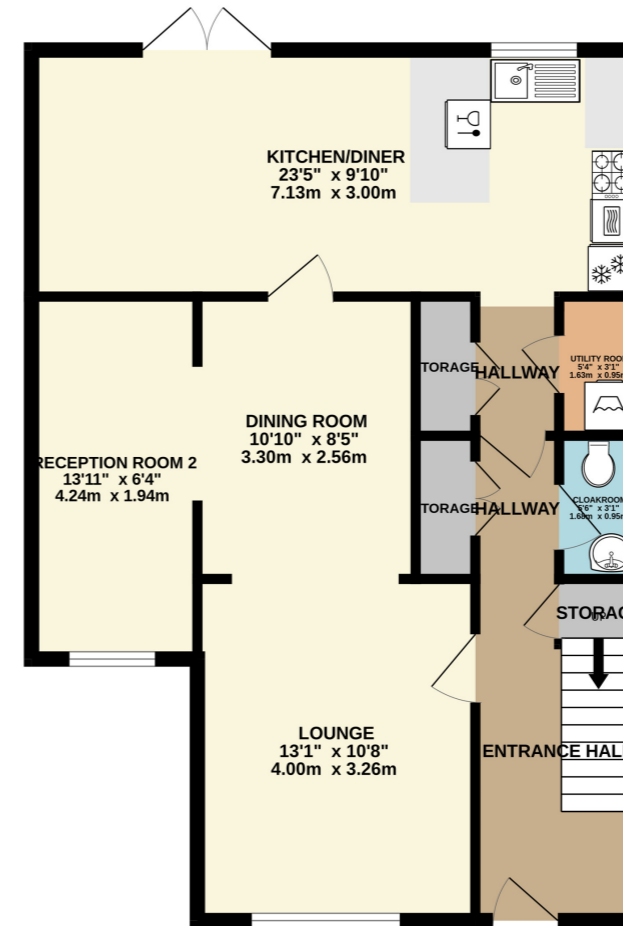
The front of the property is approached via an open plan garden laid to lawn with a block pathway leading to the front door.and offering open views across Sea View park.

To the rear is a fully enclosed garden laid to lawn with mature planting of trees and shrubs. A patio area providing space for garden furniture. Shed to remain. Gated rear access leading out to the garage.

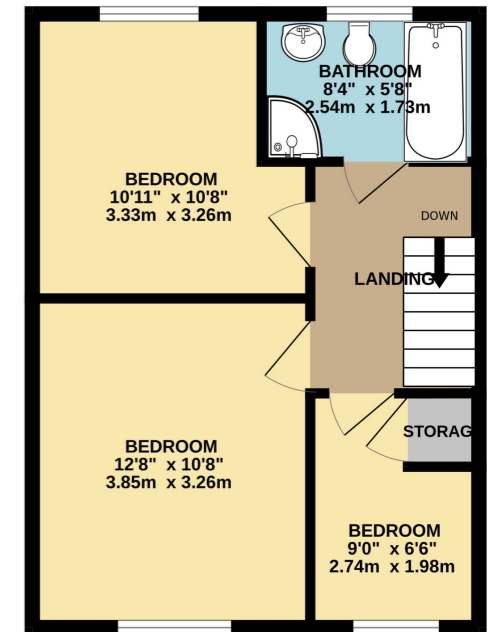
Garage

Located at the end of Tewdrig Close to the rear with private walkway and gated entrance into the rear garden. Fitted with a roller door. uPVC door the the rear. Power and lighting.

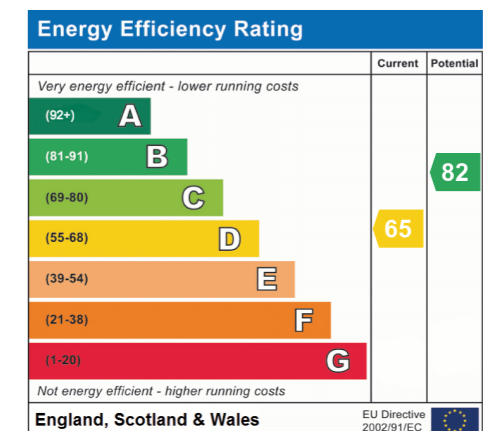
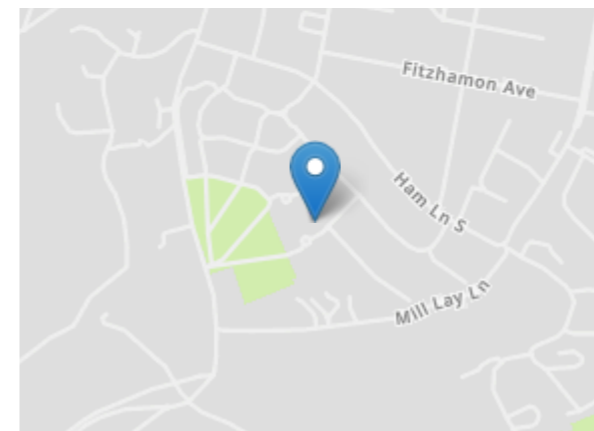
GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1122 sq.ft. (104.3 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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