



8 Fitzhamon Avenue, Llantwit Major, CF61 1TN

£285,000



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THREE BEDROOM SEMI-DETACHED PROPERTY WITH A SOUTHERLY FACING GARDEN, is located in the sought after South side of Llantwit Major, with all local amenities, schools and train station. The property is briefly comprising; entrance hallway, lounge, second reception, kitchen/diner and cloakroom to the ground floor with three bedrooms and a family bathroom to the first floor. The property benefits from a generous fully enclosed plot and driveway providing off road parking. Council Tax Band D.

## GROUND FLOOR

### Porch

uPVC double doors leading into the porch. Door leading into hallway.

### Hallway

Entrance hallway with carpeted stairs to the first floor level. Doors leading into the lounge, kitchen and 2nd reception room. Radiator, carpeted flooring, ceiling light and power.

### Lounge

4.57m x 3.61m (15' 0" x 11' 10")

uPVC window to the rear. Feature tiled hearth to the main wall. Radiator, carpeted flooring, ceiling light and power.

### Second Reception

3.50m x 2.88m (11' 6" x 9' 5")

uPVC window to the front. Feature gas fire with surround and hearth to the main wall. Radiator, carpeted flooring, ceiling light and power.

### Kitchen/Diner

2.39m x 3.03m (7' 10" x 9' 11")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Space and plumbing for white goods. Space for oven and hob. uPVC window to the side. Door leading into rear porch. Tiled flooring, ceiling light and power.

### Rear Porch

uPVC door leading out into the rear garden. Door into cloakroom.

### Cloakroom

Fitted with a low level WC. Window to rear.

## FIRST FLOOR

### Landing

Doors leading to all bedrooms and family bathroom. Location of loft access. Ceiling light and power.

### Bedroom One

4.57m x 3.02m (15' 0" x 9' 11")

uPVC window to the rear of the property. Radiator, carpeted flooring, ceiling light and power.

### Bedroom Two

3.59m x 3.25m (11' 9" x 10' 8")

uPVC window to the front of the property. Location of combination boiler. Radiator, carpeted flooring, ceiling light and power.

### Bedroom Three

3.04m x 2.48m (10' 0" x 8' 2")

uPVC window to the rear of the property. Radiator, carpeted flooring, ceiling light and power.

### Bathroom

1.78m x 1.65m (5' 10" x 5' 5")

Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and walk-in shower cubicle. uPVC opaque window to the front and storage cupboard.

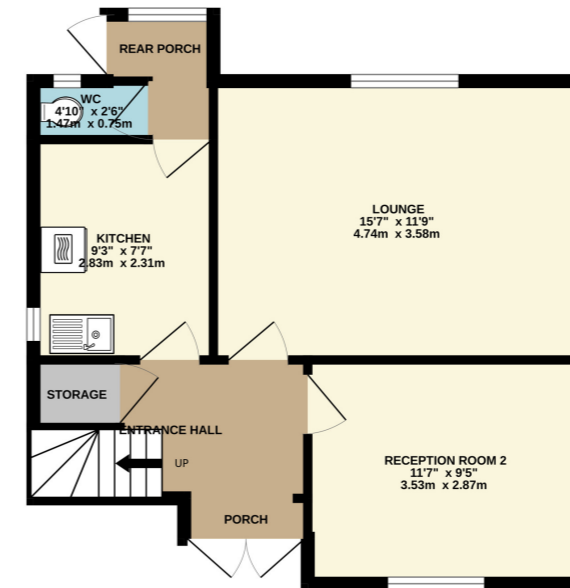
## EXTERNAL

### Gardens

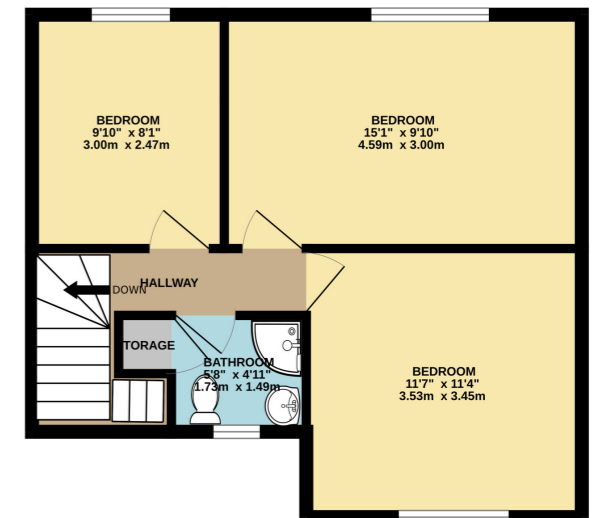
The front of the property is approached via gated access onto a block paved driveway providing off road parking, with a lawned garden to the side.

To the rear is a generous, south westerly facing, fully enclosed garden mainly laid to lawn with some mature planting of trees, shrubs and flower borders, shed and greenhouse to remain.

GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.

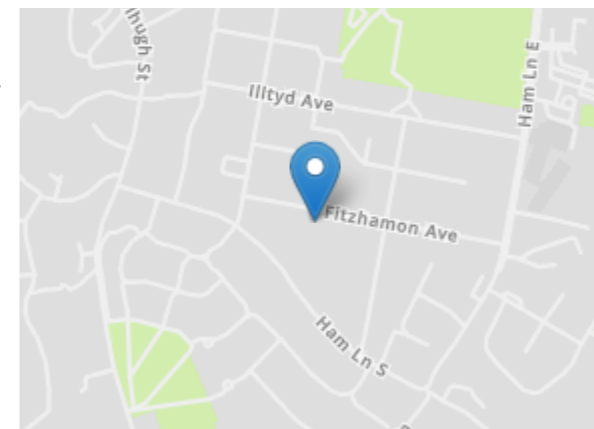


1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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