



24 Tresilian Close, Llantwit Major, CF61 1QX

£265,000



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SOUGHT AFTER LOCATION. Situated on the South side of Town, with a South facing front garden overlooking Seaview Park and beyond to the Sea. This well presented mid terraced property briefly comprising of; an entrance hallway, lounge, dining room, kitchen, three bedrooms and a family bathroom. To the front of the property is an open plan lawned garden and a fully enclosed landscaped garden to the rear. Separate garage situated in a block. Viewing is highly recommended.

FIRST FLOOR

Entrance Hallway

Enter the property via uPVC part glazed door into the hallway with stairs leading to the first floor level. Doors leading into lounge and kitchen. Carpeted flooring, radiator, power points.

Lounge

3.05m x 3.91m (10' 0" x 12' 10")
uPVC triple glazed window overlooking the front of the property with radiator below. Feature gas fire with surround and hearth to the main wall. Carpeted flooring, power points. Open into dining room.

Dining Room

3.34m x 3.05m (10' 11" x 10' 0")
uPVC triple glazed window overlooking the rear of the property with radiator below. Space for dining furniture. Carpeted flooring, power points.

Kitchen

3.49m x 2.18m (11' 5" x 7' 2")
Fully fitted kitchen fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink unit with taps over. Space for electric oven with extractor hood over. Space and plumbing for white goods. uPVC window and door leading into the rear garden. Vinyl flooring, power points.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom. Carpeted flooring, power points. Location of loft access.

Bedroom One

3.08m x 3.85m (10' 1" x 12' 8")
uPVC window overlooking the front of the property with radiator below. Fitted wardrobes, carpeted flooring, power points. Location of combi boiler.

Bedroom Two

3.18m x 3.42m (10' 5" x 11' 3")
uPVC window overlooking the rear of the property with radiator below. Carpeted flooring, power points.

Bedroom Three

1.89m x 1.89m (6' 2" x 6' 2")
uPVC window overlooking the front of the property. Carpeted flooring, radiator, power points.

Bathroom

Fitted with a three piece suite comprising; low level w.c., pedestal wash hand basin and panelled bath. Fully tiled. Opaque window to the rear of the property. Radiator, power points.

EXTERNAL

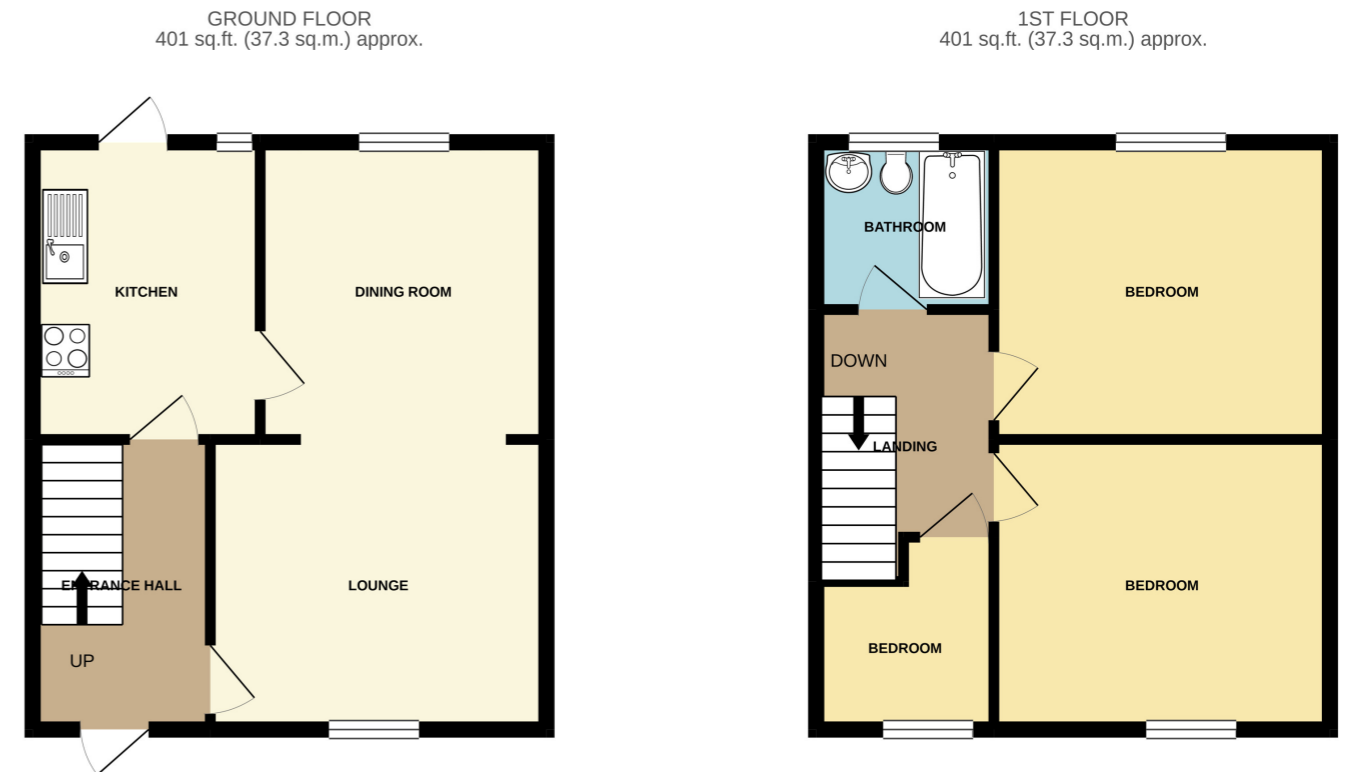
Garden

The property is approached via a pathway leading to the front garden which is mainly laid to lawn with planting.

To the rear of the property is a fully enclosed garden. Lawn and patio areas, full of mature shrubs and planting. Gated rear access to garage.

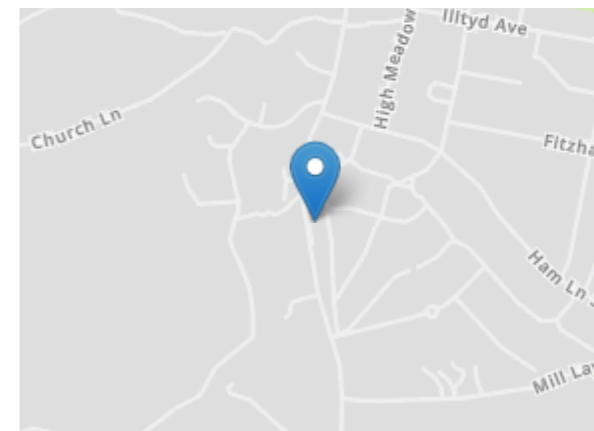
Garage

Garage located in a block. Up and over door.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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