



4 Fairfield Close, Llantwit Major, CF61 2XL

£365,000



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SEMI-DETACHED DORMA BUNGALOW providing flexibe living accommodation. Located in a quiet cul-de-sac in Llantwit Major within walking distance to the town centre with all local amenities, schools and train station. The property is briefly comprising; Entrance hallway, kitchen, separate utility room, dining room, lounge, 2nd reception room, bedroom and bathroom to the ground floor. Three bedrooms to the first floor. Externally, the property benefits from solar panels a garage and off road parking with a fully enclosed garden to the rear. Council Tax Band E.

GROUND FLOOR

Entranch Porch

1.70m x 1.39m (5' 7" x 4' 7")

Enter the property via half gazed uPVC front door into the entrance porch with uPVC windows on both sides. Tiled flooring, door leading into hallway.

Hallway

Carpeted stairs lead to the first floor. Doors leading into dining room, lounge, 2nd reception and family bathroom. Radiator, laminate flooring, ceiling light and power.

Kitchen

5.00m x 2.7m (16' 5" x 8' 10") (1.95m x 1.51m)

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. Integrated electric oven and gas hob with extractor hood over. Built-in fridge and freezer and integrated dishwasher. uPVC window and door to the rear. Door into dining room. Tiled flooring, ceiling light and power.

Separate Utility Room

3.27m x 2.85m (10' 9" x 9' 4")

Fitted with a range of base units. Stainless steel sink and drainer with tap over. Space and plumbing for white goods. Tiled flooring. uPVC window to the rear and uPVC door to the side. Door into garage.

Lounge

3.78m x 3.48m (12' 5" x 11' 5")

uPVC bay window to the front. Feature brick fireplace housing decorative fire with wooden mantle over. Gas has been capped off. Carpeted flooring, radiator, ceiling light and power.

Dining Room

3.64m x 3.00m (11' 11" x 9' 10")

uPVC wide patio doors leading out to ramp giving access to the rear garden. Space for dining furniture. Door into kitchen. Radiator, laminate flooring, ceiling light and power.

Wet Room

1.72m x 1.55m (5' 8" x 5' 1")

Fitted with disability aids, a low level WC, wash hand basin and vanity cupboard. Walk-in shower cubicle with seat and an electric shower over. Extractor fan and uPVC opaque window to the rear. Non slip flooring, radiator, ceiling light.

Bedroom One

3.34m x 3.16m (10' 11" x 10' 4")

uPVC window to the front. Built-in storage, radiator, carpeted flooring, ceiling light and power.

Second Reception/Bedroom Two

2.77m x 3.46m (9' 1" x 11' 4")

uPVC window and door leading out to the rear patio. Radiator, carpeted flooring, ceiling light and power.

FIRST FLOOR

Landing

Carpeted landing with doors leading to both bedrooms. Storage cupboards. Ceiling light.

Bedroom Three

3.38m x 2.98m (11' 1" x 9' 9")

uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

(3.09m x 2.99m)

Additional dressing area with a continuation of carpeted flooring, radiator and uPVC window to the side.

Bedroom Four

4.3m x 3.3m (14' 1" x 10' 10")

uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

EXTERNAL

Garden

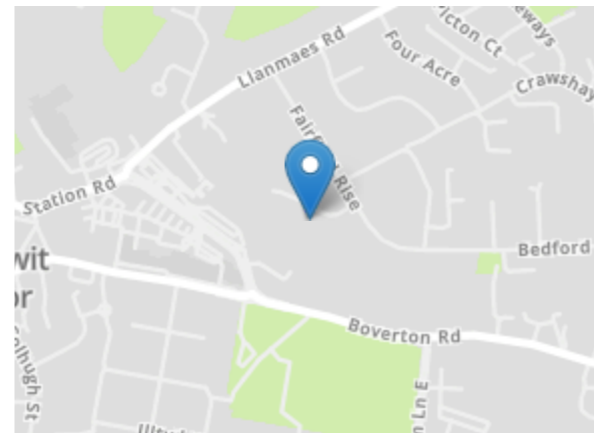
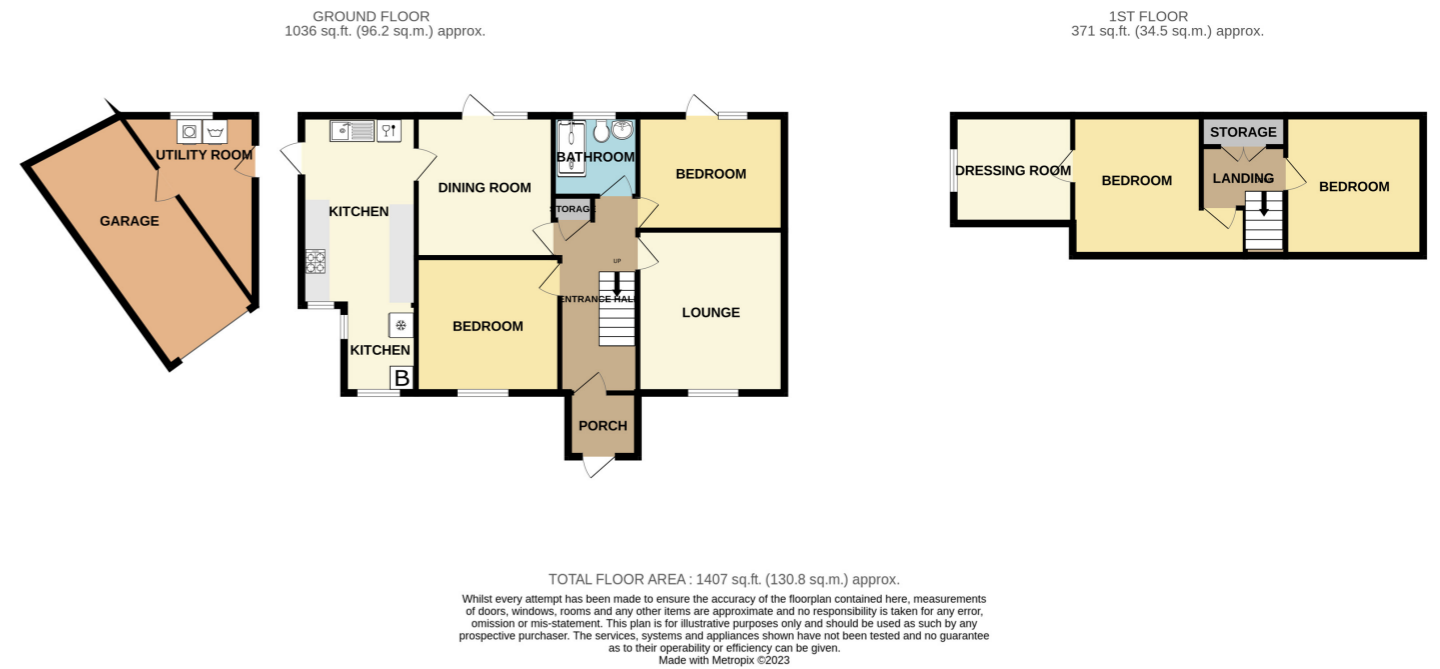
The property is approached via a resin bound gravel driveway leading to the front door and garage with some boarders of plants and hedging to the side.

The rear garden is fully enclosed by block wall and is gated. The gardens are well maintained mainly laid to lawn with a patio and paved pathways connecting all areas and decorative pond. Boarders of mature planting; a brick built garden shed, with lights and power; and an octagonal summer house that is to remain.

Garage

5.45m x 2.85m (17' 11" x 9' 4")

Fitted with a roller door. Light and power. Door into utility room.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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