



16 Tewdrig Close, Llantwit Major, CF61 1SZ

£355,000



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

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THREE BEDROOM DETACHED PROPERTY SITUATED ON THE DESIRABLE SOUTH SIDE OF TOWN. Within walking distance to the Local Beach the Vale Heritage Coastline, Train Station, Schools and all local amenities. The property is briefly comprising entrance hallway, lounge, dining room and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. The property benefits from off road parking and a fully enclosed garden to the rear.

**Hallway**

Enter the property via uPVC front door into the hallway with carpeted stairs leading to the first floor level. Doors leading into lounge and kitchen. Radiator, ceiling light and power.

**GROUND FLOOR**

**Lounge**

4.01m x 3.63m (13' 2" x 11' 11")  
uPVC window to the front of the property. Fitted carpet, radiator, ceiling light and power.

**Kitchen**

3.51m x 2.22m (11' 6" x 7' 3")  
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink unit with mixer tap over. Space and plumbing for white goods. Space for cooker. Radiator, ceiling light and power.

**Dining Room**

3.32m x 3.22m (10' 11" x 10' 7")  
uPVC patio doors leading out to the rear. Space for dining furniture, radiator, ceiling light and power.

**FIRST FLOOR**

**Landing**

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

**Bedroom One**

3.97m x 3.29m (13' 0" x 10' 10")  
uPVC window to the front. Fitted wardrobes, fitted carpet, radiator, ceiling light and power.

**Bedroom Two**

3.43m x 3.04m (11' 3" x 10' 0")  
uPVC window to the rear. Fitted carpet, radiator, ceiling light and power.

**Bedroom Three**

2.96m x 2.11m (9' 9" x 6' 11")  
uPVC window to the front. Fitted carpet, radiator, ceiling light and power.

**Bathroom**

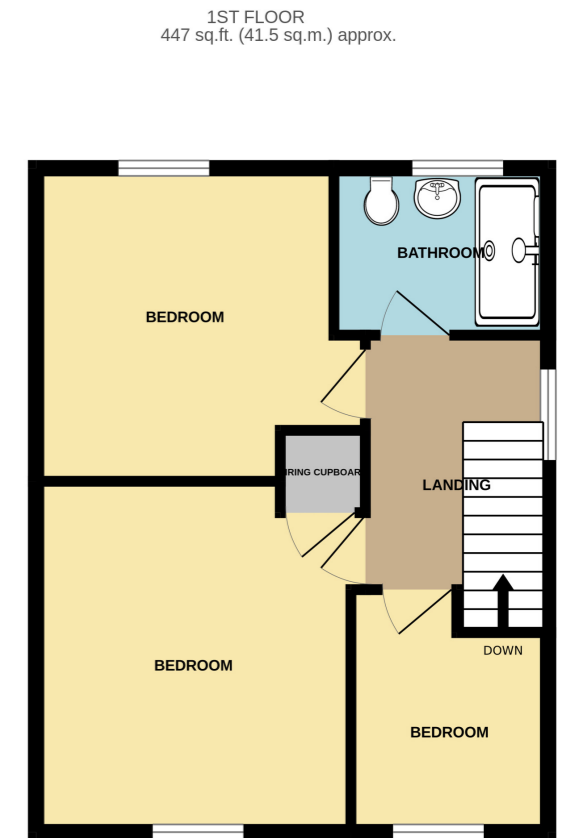
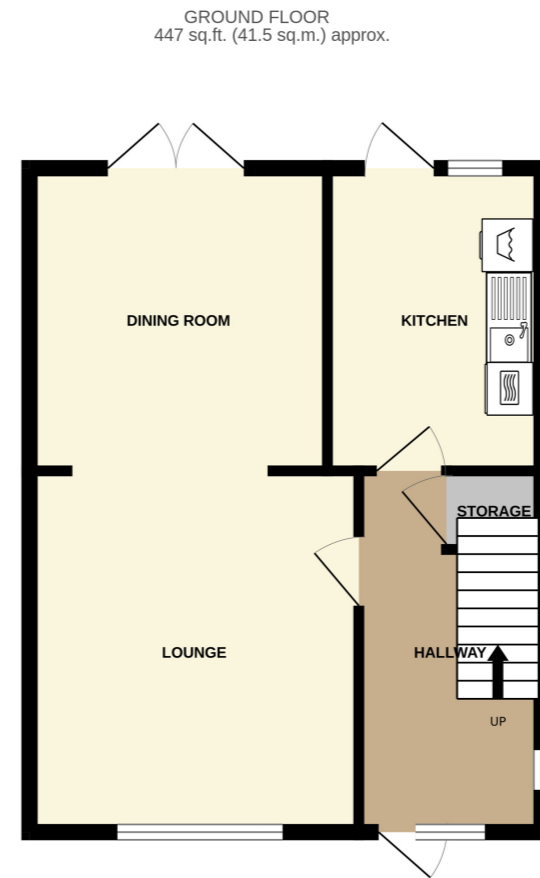
2.34m x 1.87m (7' 8" x 6' 2")  
uPVC double glazed window to the rear. Walk in shower cubicle. Tiled flooring, tiled splash backs. Low level WC. Wash hand basin and pedestal.

**EXTERNAL**

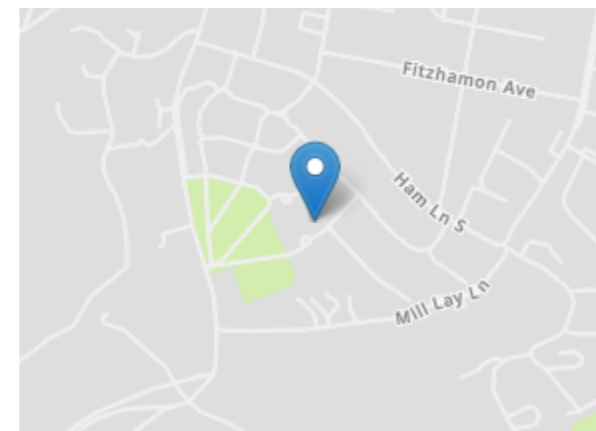
**Garden**

The property is approached via driveway providing parking for at least two vehicles with a lawned area to the side.

To the rear is a fully enclosed garden with a mixture of patio, grass and planting area. Wood shed to remain.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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