

54 Heol Y Fro, Llantwit Major, CF61 2SA

£229,995



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A MODERN AND VIBRANT three bedroom end link property. The property is situated on the Pentre Cwrt estate of Llantwit Major. The ground floor is made up of hallway, lounge and open plan kitchen/diner. First floor is three bedrooms and family bathroom. The back garden is made up of patio and lawn area to give a contemporary finish along with garden lighting and private parking bay.

GROUND FLOOR

Hallway

Upvc double glazed front door to inner hallway. Fitted carpet, radiator, power points, ceiling lights and under stair storage area. Doorways to lounge and kitchen areas.

Lounge

4.70m x 2.70m (15' 5" x 8' 10")
Upvc double glazed window to the front. Fitted carpet, radiator, power points and ceiling light.

Kitchen/diner

4.70m x 2.70m (15' 5" x 8' 10")
Upvc double glazed window and French doors to rear. Range of base and wall units with fixed worktop over. Stainless steel bowl and drainer, integrated fridge freezer and dish washer. peninsular bar with stool seating, vinyl flooring, radiator, power points and spotlights.

FIRST FLOOR

Hallway

First floor landing with carpeted flooring, doorways to three bedrooms, family bathroom, airing cupboard and loft access.

Bedroom

3.72m x 2.50m (12' 2" x 8' 2")
Upvc double glazed window to the front. Fitted carpet, radiator, power points and ceiling light.

Bedroom

3.72m x 2.50m (12' 2" x 8' 2")
Upvc double glazed window to the rear. Fitted carpet, radiator, power points and ceiling lights.

Bedroom

2.82m x 2.11m (9' 3" x 6' 11")
Upvc double glazed window to the front. Fitted carpet, radiator, power points and ceiling light.

Bathroom

2.09m x 1.65m (6' 10" x 5' 5")
Upvc double glazed window to the rear. Panel enclosed bath with shower over. Low level WC. Wash hand basin and pedestal.

EXTERNAL

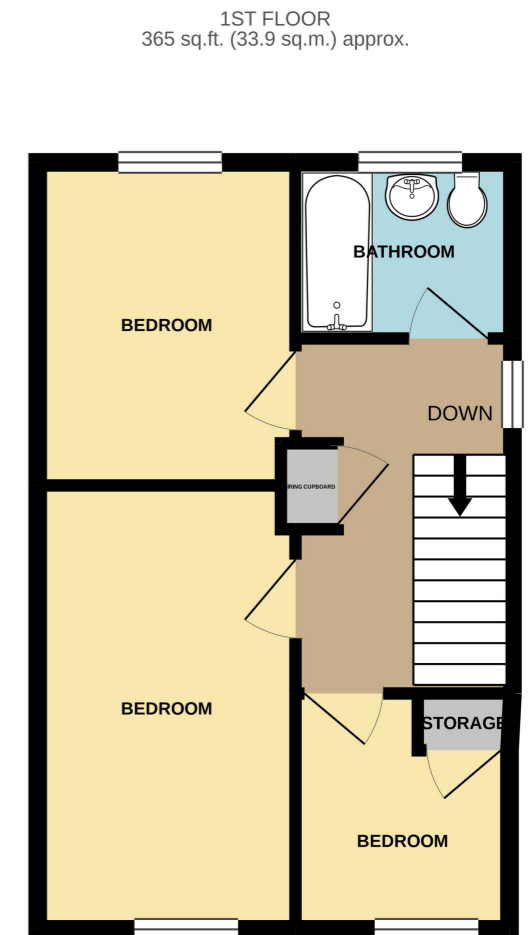
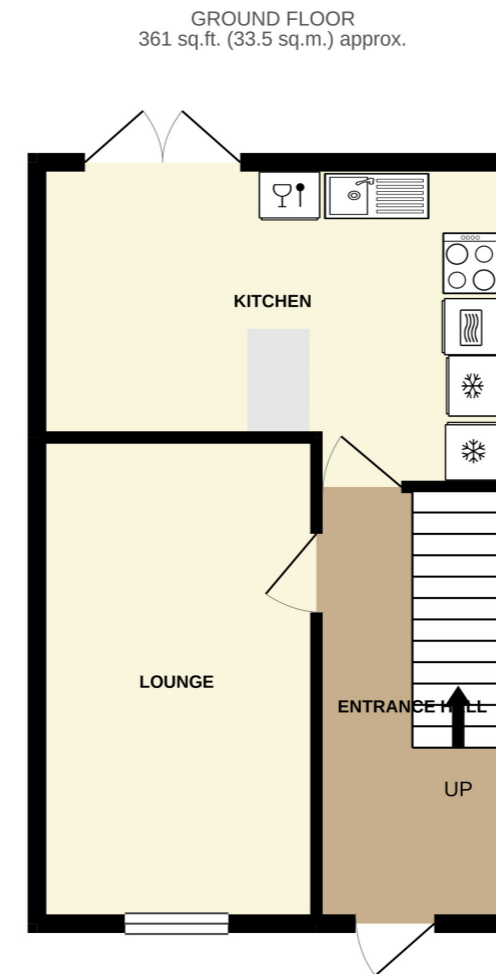
Front, side and rear.

Front- Wood gate to front patio, enclosed by low hedges, Patio flooring and planting areas.

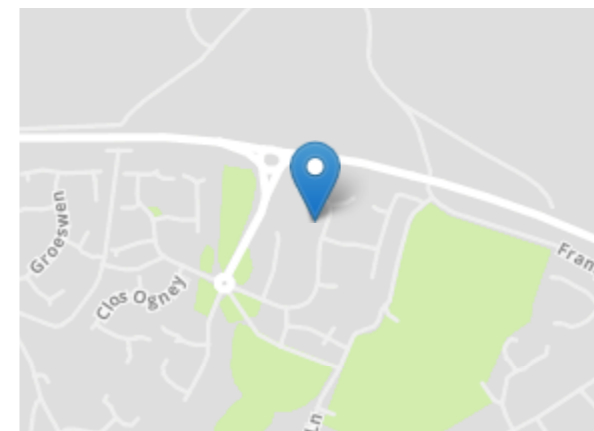
Rear- Mixture of patio and garden area. Large wooden shed and smaller shed housing washing machine, garden lighting incorporated within fixtures.

Enclosed by wood fencing. gated access to the front.

Side- Area for two car parking.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 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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