



32 Fairfield Rise, Llantwit Major, CF61 2XG

£375,000



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EXTENDED THREE BEDROOM SEMI DETACHED BUNGALOW located in Llantwit Major within short walking distance of the town centre with all local amenities, schools and train station. The property has a rear extension with feature roof lantern flooding the area with light making it a perfect entertaining/family space. This one-level true bungalow briefly comprises of entrance hall, lounge, kitchen/diner, utility, bathroom and three bedrooms. Externally the property benefits from a fully enclosed south facing garden to the rear and off road parking for at least three vehicles.

Entrance Hallway

Enter the property via new composite front door into the hallway with doors leading into all bedrooms, bathroom and lounge.

Lounge

4.80m x 3.73m (15' 9" x 12' 3")

Open plan into kitchen/diner. Feature electric fire. Radiator, ceiling light, aerial connection and power.

Kitchen/Diner

4m x 5.77m (13' 1" x 18' 11")

Fully fitted Wren kitchen with a range of modern units and contrasting work surfaces over. Large feature roof lantern flooding the space with light. uPVC window and patio doors leading out to the rear. Built-in range style oven with gas hob and extractor hood over. Integrated dish washer. Dining area with plenty of space for furniture and open plan through into lounge.

Utility

2.68m x 2.31m (8' 10" x 7' 7")

Space and plumbing for white goods. Composite door to the side of the property (could also be used as main entrance into the property).

Bedroom One

9' 10" x 10' 6" (3.00m x 3.20m)

uPVC window to the front. Radiator, ceiling light, aerial connection and power.

Bedroom Two

13' 4" x 9' 4" (4.06m x 2.84m)

uPVC window to the front. Radiator, ceiling light, aerial connection and power.

Bedroom Three

9' 11" x 7' 0" (3.02m x 2.13m)

uPVC window to the side. Radiator, ceiling light, aerial connection and power.

Bathroom

3.32m x 2.31m (10' 11" x 7' 7") x 1.68

Fitted with a three piece suite comprising; low level WC, wash hand basin set into vanity unit and free standing bath. Walk-in shower. uPVC opaque window to the side. Tiled to walls and flooring. Built in airing cupboard, chrome towel radiator and ceiling light.

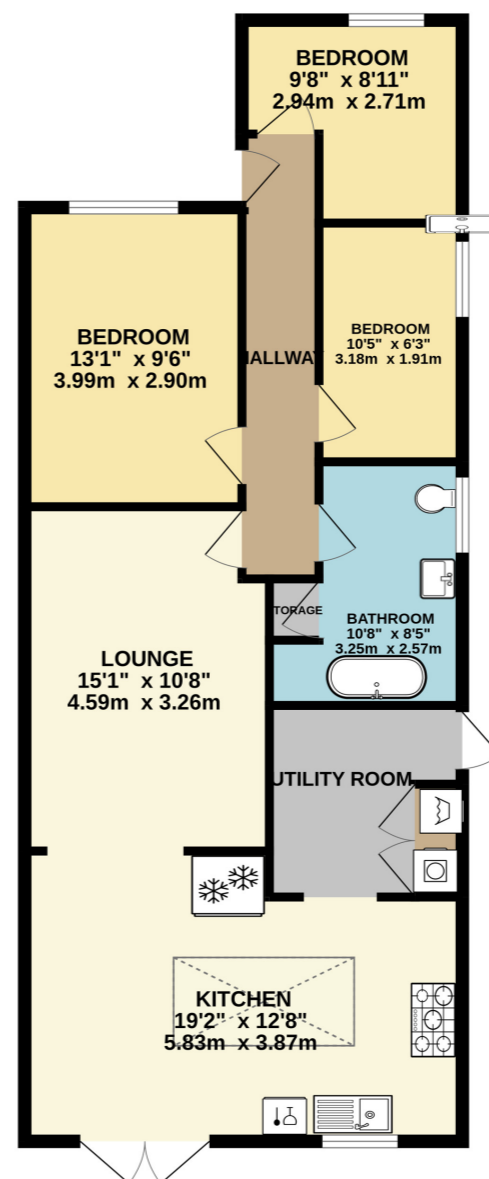
EXTERNAL

Garden

The front of the property is low maintenance laid to patio with a driveway providing parking for multiple vehicles.

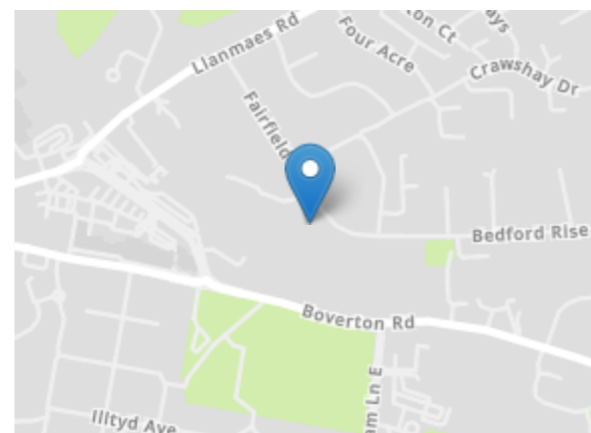
To the rear is a fully enclosed private south facing garden laid to patio providing space for dining furniture and astro turf beyond. Gated access to garden at the rear laid to lawn with mature shrubs and trees.

GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 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+) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(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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