



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

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THREE BEDROOM SEMI DETACHED PROPERTY WITH DOUBLE GARAGE OFFERING 90 SQM OF LIVING SPACE.

Located in a sought after location on a quiet cul-de-sac within short walking distance to the town, all local amenities, schools and train station. Set on a generous plot with double garage and off road parking for multiple vehicles. NO CHAIN.

## GROUND FLOOR

### Entrance Hall

Enter the property via uPVC front door into hallway with carpeted stairs leading to the first floor level. Doors leading into cloakroom, lounge and dining room. Original parquet flooring, radiator, ceiling light and power.

### Cloakroom

Two piece suite comprising low level WC and wash hand basin. Opaque window to the front.

### Kitchen

3.09m x 3.05m (10' 2" x 10' 0")

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. Space and plumbing for white goods. Space for oven and hob. uPVC window overlooking the rear and door leading into rear porch and out to the garden. Vinyl flooring, ceiling light and power.

### Lounge

4.29m x 3.49m (14' 1" x 11' 5")

uPVC window to the front. Feature gas fireplace with surround and hearth. Original parquet flooring, radiator, ceiling light and power. Open-plan into dining room.

### Dining Room

3.18m x 3.05m (10' 5" x 10' 0")

uPVC patio doors leading out to the rear. Space for dining furniture. Continuation of parquet flooring. Ceiling light and power.

## FIRST FLOOR

### Landing

Doors leading into all bedrooms and family bathroom. Carpeted flooring and ceiling light.

### Bedroom One

3.71m x 3.49m (12' 2" x 11' 5")

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

### Bedroom Two

3.63m x 3.49m (11' 11" x 11' 5")

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

### Bedroom Three

3.09m x 2.71m (10' 2" x 8' 11")

uPVC window to the front. Location of airing cupboard housing boiler. Radiator, carpeted flooring, ceiling light and power.

### Bathroom

1.98m x 1.74m (6' 6" x 5' 9")

Fitted with a three piece suite comprising, low level WC, wash hand basin and walk-in shower cubicle. Tiled to walls with vinyl flooring. Radiator and ceiling light. uPVC opaque window to the side.

## EXTERNAL

### Garden

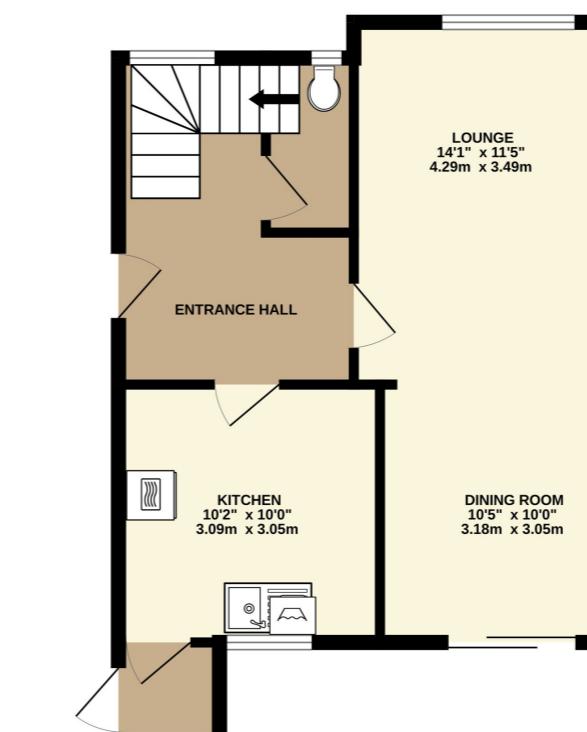
The property is approached via lawned garden with a pathway leading to the gated side access in turn leading to the property entrance. Double garage to the side of the property with off road parking for multiple vehicles.

To the rear is a fully enclosed low maintenance garden, mainly laid to patio with some areas of mature planting.

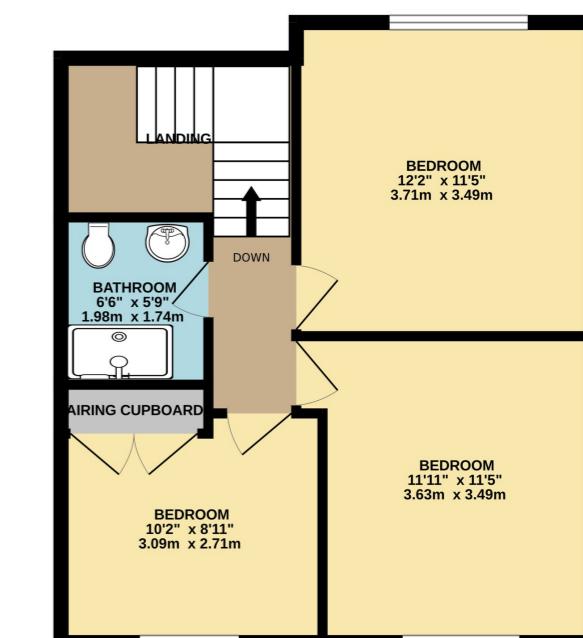
### Double Garage

Both fitted with up and over doors. Light and power.

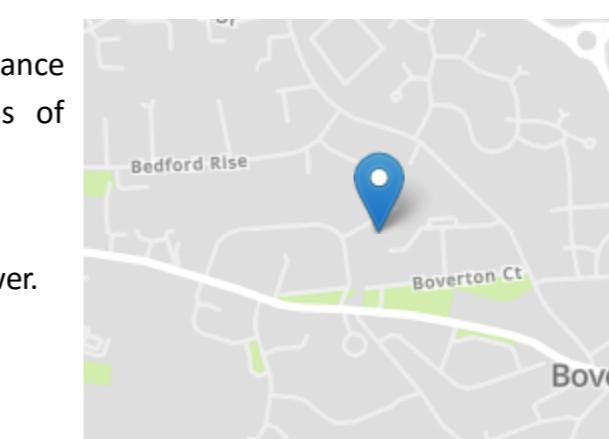
GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.7 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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