



30 Illtyd Avenue, Llantwit Major, CF61 1TG

£285,000



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THREE BEDROOM END TERRACED PROPERTY located within walking distance of Llantwit Major Town, all local amenities, schools and train station. The property is briefly comprising an entrance hall, lounge, dining room, kitchen/diner, rear porch and cloakroom to the ground floor, with three bedrooms and family bathroom to the first floor. Externally the property benefits from a good sized fully enclosed garden to the rear and driveway providing off road parking for at least three vehicles.

## GROUND FLOOR

### Hallway

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

### Dining Room

3.50m x 3.07m (11' 6" x 10' 1")

Two uPVC windows overlooking the front of the property. Space for dining furniture. Radiator, wooden parquet flooring, ceiling light and power.

### Lounge

4.19m x 3.10m (13' 9" x 10' 2")

uPVC French doors leading out into the rear garden. Feature brick built fireplace with wooden mantle housing log burning stove. Radiator, carpeted flooring, ceiling light and power. Open into dining room.

### Kitchen/Diner

5.10m x 3.08m (16' 9" x 10' 1")

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. Stainless steel extractor hood over. uPVC door and window leading out into the rear garden. Space for dining furniture. Tiled flooring, radiator, ceiling light and power. Door into porch and cloakroom.

### Porch

1.91m x 2.95m (6' 3" x 9' 8")

Enter the property via uPVC front door into the porch with doors leading into cloakroom and kitchen.

### Cloakroom

Fitted with a low level WC, fully tiled, ceiling light.

## FIRST FLOOR

### Landing

Doors leading to all bedrooms and family bathroom. uPVC window to the side. Ceiling light and power.

### Bedroom One

3.51m x 3.62m (11' 6" x 11' 11")

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

### Bedroom Two

3.86m x 3.09m (12' 8" x 10' 2")

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

### Bedroom Three

2.71m x 2.66m (8' 11" x 8' 9")

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

### Bathroom

2.46m x 2.18m (8' 1" x 7' 2")

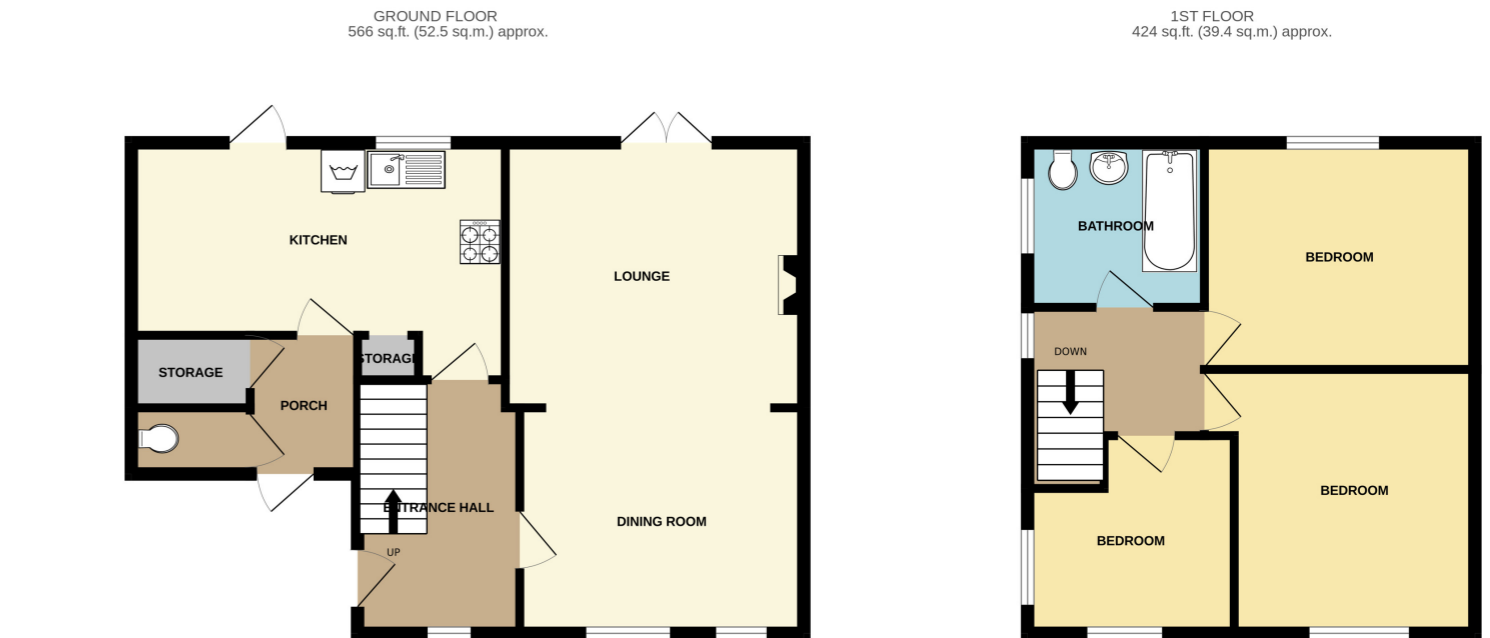
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with electric shower over and glass screen. Tiled surrounds. uPVC window to the rear.

## EXTERNAL

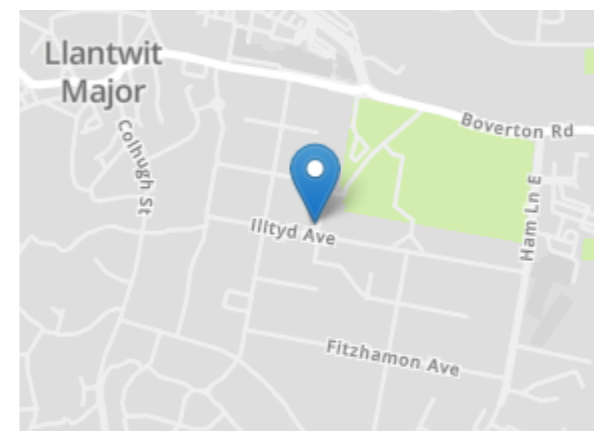
### Garden

The front of the property is approached via driveway providing off road parking for at least three vehicles. Lawned area to the side. Surrounded by brick wall.

To the rear is a fully enclosed garden mainly laid to lawn with plenty of mature trees, shrubs and planting. A decking area provides space for garden furniture. Block built shed to remain.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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