



20 Cambrian Avenue, Llantwit Major, CF61 1QU

£269,995



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

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THREE BEDROOM SEMI DETACHED PROPERTY ON THE SOUTH SIDE OF LLANTWIT MAJOR. The property offers around 77 Square meters of living space plus conservatory. The first floor offer three bedrooms and a family bathroom. The exterior provides parking for multiple vehicles, a garage, garden and shed to the rear. Cambrian Avenue is approximately 1 mile walk from Llantwit beach and also has Sea View Park within the estate grounds.

GROUND FLOOR

**Entrance**  
uPVC front door with upvc double glazed window panel to the side. Laminated flooring, doorway to the lounge and stairs to the first floor level.

**Lounge**  
4.3m x 4.1m (14' 1" x 13' 5") Longest and widest point.  
uPVC double glazed window to the front. Laminated flooring, radiator, power points, open doorway to the dining room.

**Dining room**  
3.56m x 2.54m (11' 8" x 8' 4")  
uPVC double French doors to conservatory. Laminated flooring, radiator and power points. Doorway to kitchen.

**Kitchen**  
3.34m x 2.20m (10' 11" x 7' 3")  
uPVC double glazed window to the side and door to the rear. A range of base and wall units with a fixed worktop over. Acrylic bowl and drainer, plumbing for washing machine, gas cooker point with extractor fan over and integrated fridge freezer. Tiled flooring, radiator and power points.

**Conservatory**  
2.41m x 1.93m (7' 11" x 6' 4")  
uPVC double glazing and block base construction. Laminated flooring, radiator and doorways to the garden.

FIRST FLOOR

**Landing**  
Doors leading to all three bedrooms and famiy bathroom. Location of loft access.

**Bedroom**  
3.9m x 3.2m (12' 10" x 10' 6")  
uPVC double glazed window to the front. Fitted carpet, radiator and power points.

**Bedroom**  
3.0m x 2.8m (9' 10" x 9' 2")  
uPVC double glazed window to the rear. Fitted wardrobes, fitted carpet, radiator and power points.

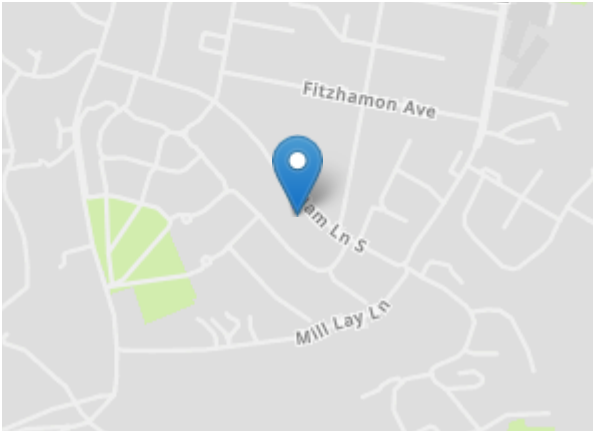
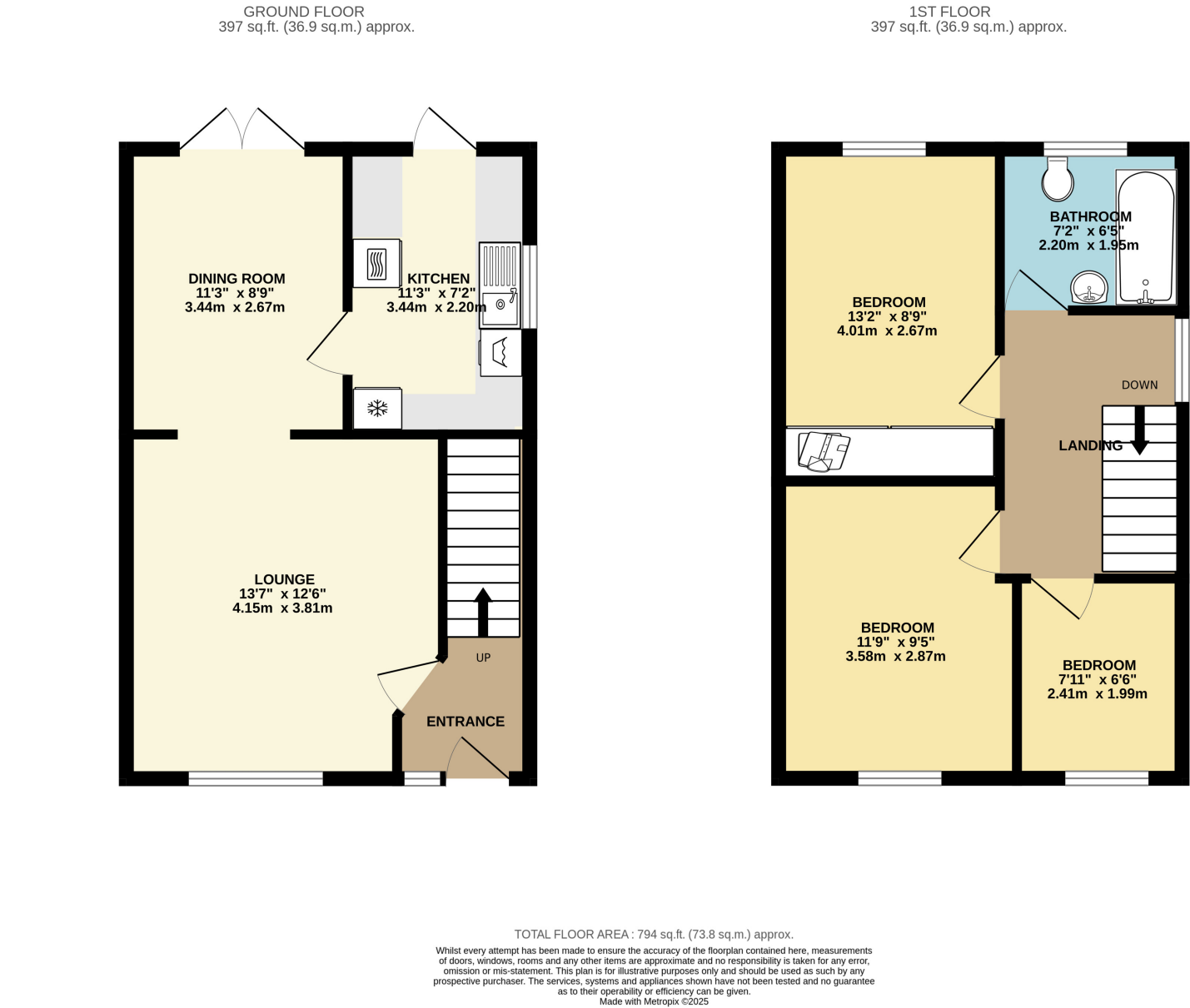
**Bedroom**  
2.3m x 2.1m (7' 7" x 6' 11")  
uPVC double glazed window to the front. Fitted wardrobe, fitted carpet, radiator and power points.

**Bathroom**  
uPVC double glazed window to the rear. Panel enclosed bath, low level W.C. Wash hand basin and pedestal. Vinyl flooring and radiator.

EXTERNAL

**Gardens**  
Front- Driveway for multiple vehicles, lawn and planting area.  
Rear- A mixture of patio, lawn and hardstand areas. Enclosed by block wall and hedgerow. Access to the garage and shed to the rear.

**Garage**  
With up and over door and door to the side and electric supply.



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