



30 Heol Ger-Y-Felin, Llantwit Major, CF61 2XA

£189,950



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TWO BEDROOM TERRACED PROPERTY situated in a quiet cul-de-sac off Llanmaes Road with Windmill Fields to the rear and located within short walking distance to all local amenities, schools and train station. The property is briefly comprising; lounge, kitchen/diner to the ground floor with two bedrooms and family bathroom to the first floor level. Externally the property benefits from allocated off road parking for two cars to the front with a fully enclosed garden to the rear. NO GOING CHAIN.

GROUND FLOOR

Lounge

4.75m x 3.60m (15' 7" x 11' 10")

Enter the property via uPVC front door into the lounge with uPVC window to the front. Carpeted stairs leading to the first floor level. Radiator, laminate flooring, ceiling light and power. Door leading into kitchen/diner.

Kitchen/Diner

2.79m x 3.60m (9' 2" x 11' 10")

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. Free standing gas cooker to remain. Space and plumbing for white goods. uPVC patio doors leading out to the rear garden. Space for table and chairs. Radiator, tiled flooring, ceiling light and power.

FIRST FLOOR

Landing

Doors leading to both bedrooms and family bathroom. Location or loft access.

Bedroom One

2.79m x 3.60m (9' 2" x 11' 10")

uPVC window to the rear. Laminate flooring, radiator, ceiling light and power.

Bedroom Two

uPVC window to the front. Laminate flooring, radiator, ceiling light and power.

Bathroom

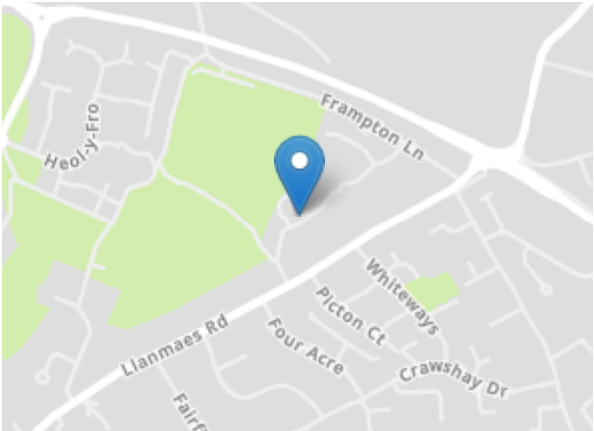
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Tiled, radiator, ceiling light. Location of airing cupboard housing Worcester combi boiler.

EXTERNAL

Garden

The property is approched via paved footpath leading to the front entrance. Lawned area to the side.

To the rear is a fully enclosed low maintenance garden with paved areas providing space for garden furniture. Shed to remain.



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