



24 Cambrian Avenue, Llantwit Major, CF61 1QU

£320,000



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

Tel No 01446 794433. E-Mail info@brightermoves.co.uk

Web www.brightermoves.co.uk



EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY. Approximately 95 Square meters or 1022 Square feet of living space. Located in a sought after location on the south side of Llantwit Major within short distance to all local amenities, schools and train station. The property is briefly comprising; hallway, lounge, kitchen/diner, second recepiton, utility and cloakroom to the ground floor level with three bedrooms and a family bathroom to the first floor level. Externally the property benefits from off road parking and a fully enclosed garden to the rear.

GROUND FLOOR

Hallway

Enter the property via uPVC front door into the hallway with carpeted stairs leading to the first floor level with door into the lounge. Radiator and ceiling light.

Lounge

4.18m x 3.80m (13' 9" x 12' 6")
uPVC window to the front. Under stair cupboard. Open plan into kitchen/diner. Carpeted flooring, ceiling light and power.

Kitchen/Diner

4.81m x 3.15m (15' 9" x 10' 4")
Fitted with a range of base and wall units with contrasting work surfaces over. Stainless steel sink and drainer with mixer tap over. Electric oven and hob with extractor hood over. To the dining area there is space for dining furniture. Open plan into utility and second reception room. Laminate flooring, radiator, ceiling light and power.

Utility

5.51m x 1.82m (18' 1" x 6' 0")
Two uPVC doors one leading out to the rear and the other to the front. Fitted with wall mounted storage cupboards. Space and plumbing for white goods. Continuation of laminate flooring. Ceiling light and power.

Cloakroom

Fitted with a low level WC and wash hand basin. uPVC opaque window to the rear. Ceiling light.

Second Reception

4.46m x 2.70m (14' 8" x 8' 10")
uPVC French doors leading out to the rear. Two velux windows. Continuation of laminate flooring. Radiator, spot lights and power.

FIRST FLOOR

Landing

Doors leading into all bedrooms and family bathroom. Location of loft access. Ceiling light.

Bedroom One

4.05m x 2.69m (13' 3" x 8' 10")
uPVC window to the front. Fitted wardrobes. Radiator, carpeted flooring, ceiling light and power.

Bedroom Two

2.80m x 2.85m (9' 2" x 9' 4")
uPVC window to the rear. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three

2.05m x 3.02m (6' 9" x 9' 11")
uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

Bathroom

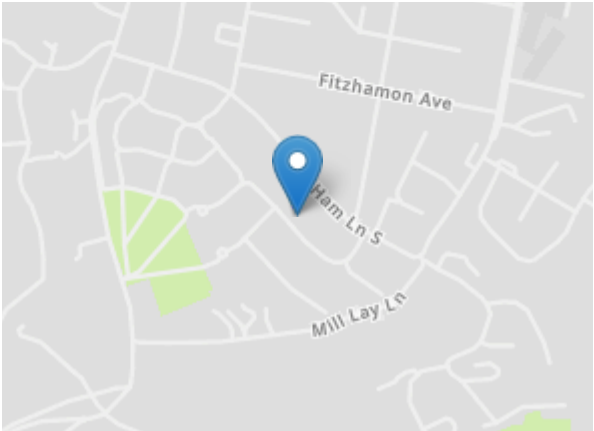
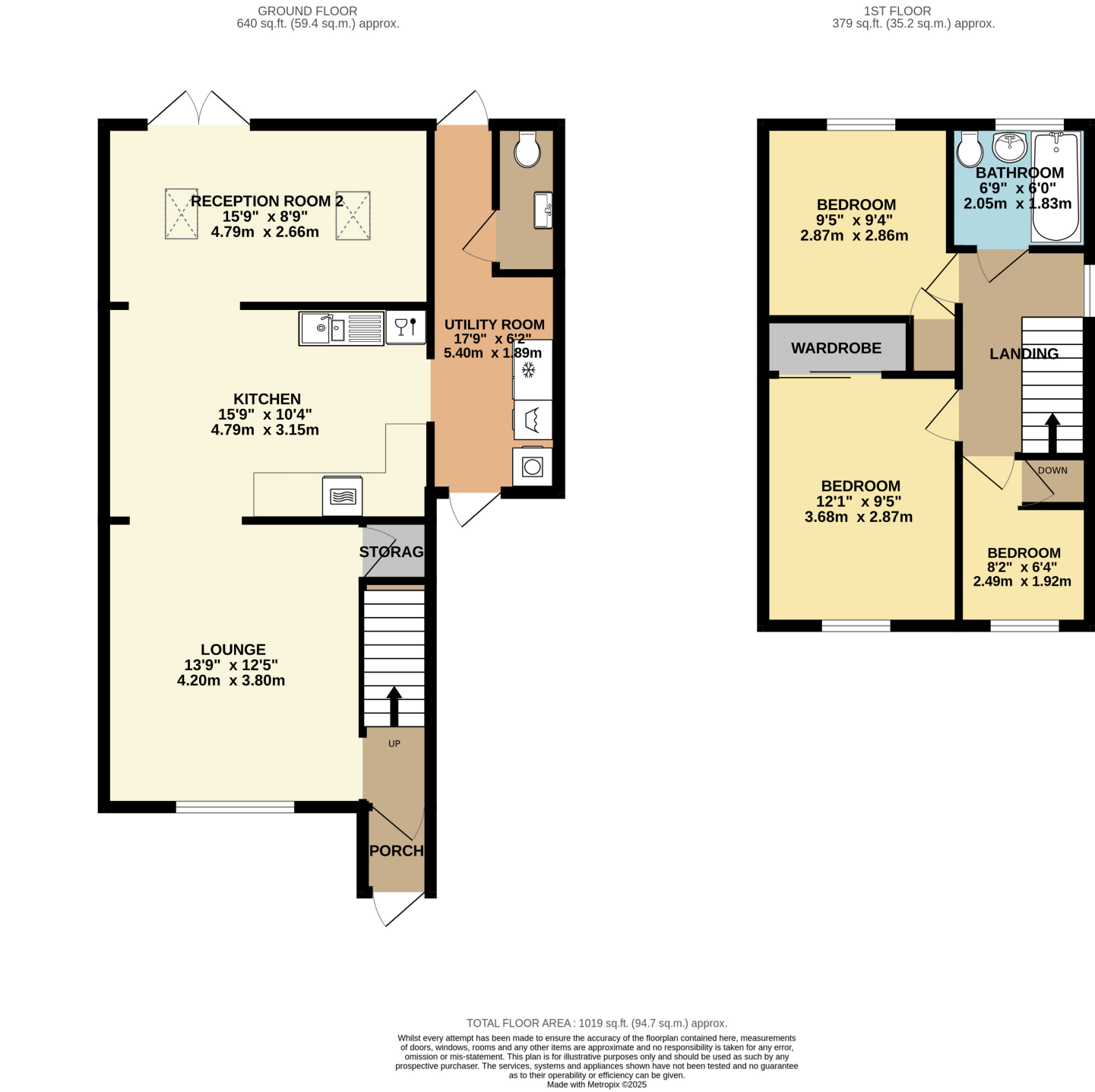
1.89m x 1.77m (6' 2" x 5' 10")
Fitted with three piece suite comprising; low level WC, wash hand basin set into vanity style unit and p-shaped bath with shower over and glass screen. Fully tiled, towel rail radiator, ceiling light. uPVC opaque window.

EXTERNAL

Garden

To the front of the property is a driveway providing off road parking and a lawned area to the side.

Low maintenance garden to the rear with a mix of patio and lawned area. Block built shed to remain.



MIS REPRESENTATION ACT 1967: These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.
PROPERTY MIS DESCRIPTION ACT 1991: All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.
PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.