



2 Illtyd Avenue, Llantwit Major, CF61 1TG

£260,000



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THREE BEDROOM SEMI-DETACHED PROPERTY located within walking distance of Llantwit Major Town, all local amenities and Train Station. The property is briefly comprising an Entrance hall, Lounge, Kitchen, Dining Room and Bathroom to the ground floor, with Three Bedrooms to the first floor. Externally the property benefits from a good sized fully enclosed garden to the rear, GARAGE and driveway providing OFF ROAD PARKING for two vehicles. NO ONWARD CHAIN.

GROUND FLOOR

Hallway

Enter the property via uPVC fully glazed front door into the hallway. With carpeted stairs leading to the first floor level.

Lounge

3.93m x 4.40m (12' 11" x 14' 5")

uPVC window to the front. uPVC patio doors leading out to the rear garden. Gas fire with stone effect surround and hearth to the main wall. Carpeted flooring, radiator, ceiling light and power.

Dining Room

2.89m x 2.69m (9' 6" x 8' 10")

uPVC window to the side. Opening into kitchen. Space for dining furniture. Carpeted flooring, radiator, ceiling light and power.

Kitchen

1.96m x 3.65m (6' 5" x 12' 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. Open window into dining room. uPVC window and glazed door to the rear. Ceiling light and power.

Bathroom

2.05m x 1.69m (6' 9" x 5' 7")

Fitted with a three piece suite comprising; low level W.C., pedestal wash and basin and walk-in shower cubicle. Radiator, fully tiled, ceiling light and power.

FIRST FLOOR

Landing

Doors leading into all bedrooms. Carpeted flooring, ceiling light.

Bedroom One

4.46m x 3.03m (14' 8" x 9' 11")

Two uPVC windows to the front and rear of the property. Carpeted flooring, radiator ceiling light and power.

Bedroom Two

4.76m x 2.25m (15' 7" x 7' 5")

uPVC window to the front of the property. Carpeted flooring, radiator ceiling light and power.

Bedroom Three

2.95m x 2.53m (9' 8" x 8' 4")

uPVC window to the rear of the property. Carpeted flooring, radiator ceiling light and power.

EXTERNAL

Garden

The property is approached via a driveway leading to the garage and a pathway leading to the front door. Surrounded by brick wall with artificial grass and borders of mature planting.

To the rear of the property is a fully enclosed good sized garden with a mixture of lawn and patio areas with some mature planting of trees, shrubs and flowering borders. Three greenhouses to remain.

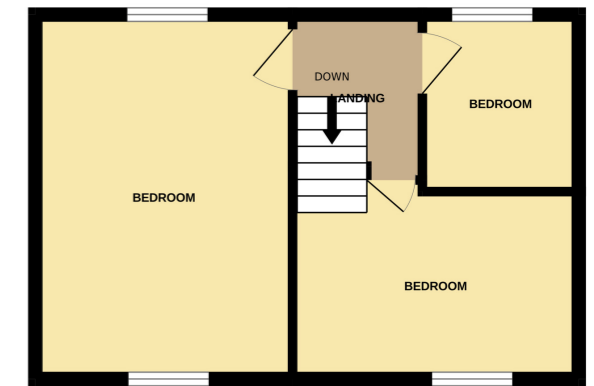
Garage

Fitted with an up and over door.

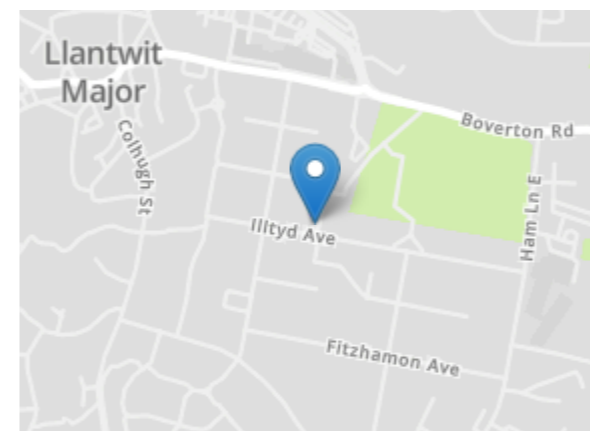
GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.8 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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