



46 Fairfield Rise, Llantwit Major, CF61 2XG

£325,000



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IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED BUNGALOW WITH SOUTHERLY FACING GARDEN. Set in a popular within short walking distance to all local amenities and train station. The property has benefitted from recently updated electrics, heating and uPVC double glazed windows, a new roof and recently fitted kitchen. Briefly comprises; hallway, three bedrooms, bathroom living room and kithen. The property benefits from a southerly garden, garage, greenhouse and private parking for multiple vehicles.

Hallway

5.4m x 1m (17' 9" x 3' 3") Enter the property via uPVC front door into the hallway with doors leading to all bedrooms, bathroom and lounge. Fitted carpet, radiator, ceiling light and power.

Living room

3.7m x 5.1m (12' 2" x 16' 9") uPVC window looking out to the garden. Feature fire to the main wall. Continuation of carpeted flooring, ceiling lights and power. Location of the loft hatch with fixed ladder attached.

Kitchen

4.3m x 2.4m (14' 1" x 7' 10") Fitted with a range of shaker style base and wall units with contrasting Oak work surfaces and wooden upstand. Sink and drainer with mixer tap over. Electric over and hob with extractor hood over. uPVC windows to the side. Door to the rear. Karndean flooring, Open-plan into lounge.

Master bedroom

4.00m x 2.94m (13' 1" x 9' 8") uPVC window to the front. Fitted wardrobes., carpeted flooring, ceiling light and power.

Bedroom two

3.1m x 3m (10' 2" x 9' 10") uPVC window to the front. Carpeted flooring, ceiling light and power.

Bedroom three

3m x 2.1m (9' 10" x 6' 11") uPVC window to the side. Carpeted flooring, ceiling light and power.

Bathroom

1.6m x 1.8m (5' 3" x 5' 11") 1.6m x 1.8m (5' 3" x 5' 11") Fitted with a wash hand basin, low level WC and walk-in double shower. Fully tiled, radiator, ceiling light and power.

External

Front- Private driveway for multiple vehicles and access to the garage. and small planting area. Rear - Southerly facing garden with mixture of patio, grass and mature garden areas. Garage- With up and over door, door to the garden area. Electric supply to the garage. Security light. .

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.

TOTAL FLOOR AREA: 676 sq.ft. (62.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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