



28 St Davids Avenue, Llantwit Major, CF61 1RR

£310,000



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

Tel No 01446 794433. E-Mail [info@brightermoves.co.uk](mailto:info@brightermoves.co.uk)

Web [www.brightermoves.co.uk](http://www.brightermoves.co.uk)



A CHARMING ONE OFF CORNER PLOT LOCATION WITH GENEROUS FRONT AND REAR GARDENS ALONG WITH DETACHED DOUBLE GARAGE. This three bedroom end terrace property is situated at the south side of Llantwit Major facing onto Ham Lane South. The general layout is lounge, kitchen, downstairs WC and conservatory. The first floor is three bedrooms and family bathroom. Approx. 89 Sq Meters and Council Tax D.

## GROUND FLOOR

### Entrance

uPVC door to inner hallway. Doorway to lounge, kitchen, conservatory and stairs to the first floor level,

### Lounge

4.13m x 3.11m (13' 7" x 10' 2")  
uPVC double glazed window to the front.  
Fitted carpet, radiator, power points and ceiling light.

### Kitchen/diner

4.55m x 3.11m (14' 11" x 10' 2")  
Range of base and wall units with a fixed worktop over. Gas cooker, wall mounted combination boiler. Tiled flooring, fitted storage cupboards, doorway to utility room and downstairs WC.

### Conservatory

2.80m x 2.80m (9' 2" x 9' 2")  
uPVC double glazed conservatory. Tiled flooring, doorway to garden.

### Downstairs WC

uPVC double glazed window to the side.  
low level WC. Wash hand basin, electric wall heater.

## FIRST FLOOR

### Landing

Doorways to three bedrooms, family bathroom and loft access. Window to the side.

### Bedroom

4.23m x 3.00m (13' 11" x 9' 10")  
uPVC double glazed window to the front.  
Fitted wardrobes, fitted carpet, radiator and power points

### Bedroom

3.47m x 3.10m (11' 5" x 10' 2")  
uPVC double glazed window to the rear.  
Fitted carpet, radiator and power points

### Bedroom

2.87m x 2.3m (9' 5" x 7' 7")  
uPVC double glazed window to the front.  
Fitted carpet, radiator and power points.

### Bathroom

1.94m x 1.64m (6' 4" x 5' 5")  
uPVC double glazed window to the rear.  
Walk in shower cubicle, low level Wc.  
Wash hand basin and pedestal. Tiled flooring and walls.

## EXTERNAL

### Gardens

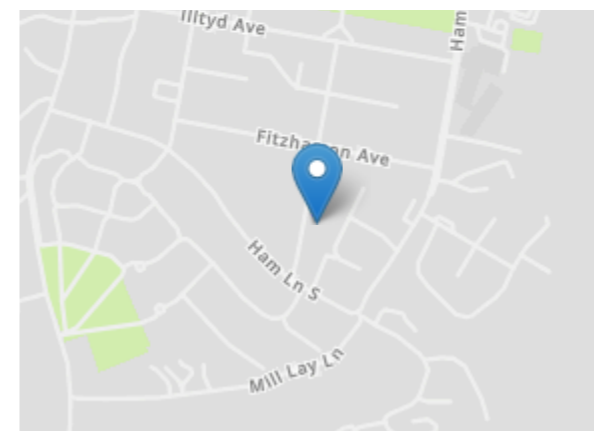
Front.- Driveway for two cars and electric charging point. Access to the double garage and access to the rear garden.  
Rear- A mixture of patio and grass areas.  
Wood panel fencing and shed.

### Double garage

With up and over doors and over doors, electric supply and doorway to the garden.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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.  
Made with Metropix ©2021



**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.