



20 St Davids Avenue, Llantwit Major, CF61 1RR

£345,000



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

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Offering flexible living accommodation, Offering approximately 92 SQM or 990 SQFT of living space. This gives an opportunity of a downstairs bedroom and bathroom or second reception room, along with a separate conservatory. The plot offers a generous front garden with garage, the rear is southe westerly facing with garden shed to remain. The property is sold with no on going chain. Council tax-D.

GROUND FLOOR

1ST FLOOR

**GROUND FLOOR**

**HALLWAY**

1.81m x 2.92m (5' 11" x 9' 7")

Hallway with fitted carpet and stairs leading to the first floor, doors leading to the Lounge and kitchen.

**KITCHEN/DINER**

2.86m x 5.45m (9' 5" x 17' 11")

Well appointed kitchen with a range of base and wall units, worktops over with sink and hob along with eye level oven and microwave along with built in fridge freezer, dish washer and washing machine. Window to the rear and door to the side.

**CONSERVATORY**

2.50m x 3.31m (8' 2" x 10' 10")

Conservatory with glass roof and French doors leading to the garden.

**SHOWER ROOM**

2.02m x 2.10m (6' 8" x 6' 11")

Well appointed shower room comprising of: WC wash hand basin and shower with window to the side aspect.

**BEDROOM FOUR/ PLAYROOM /OFFICE**

3.02m x 3.28m (9' 11" x 10' 9")

Bedroom with fitted carpet???? and window to the rear aspect over looking the garden.

**FIRST FLOOR**

**BEDROOM ONE**

3.33m x 3.19m (10' 11" x 10' 6")

Bedroom with fitted carpet and window to the rear aspect with views over the garden.

**BEDROOM TWO**

3.34m x 3.12m (10' 11" x 10' 3")

Bedroom Two with built in storage and window to the front aspect

**BEDROOM THREE**

2.35m x 2.88m (7' 9" x 9' 5")

Bedroom Three with fitted carpet and window to the front aspect.

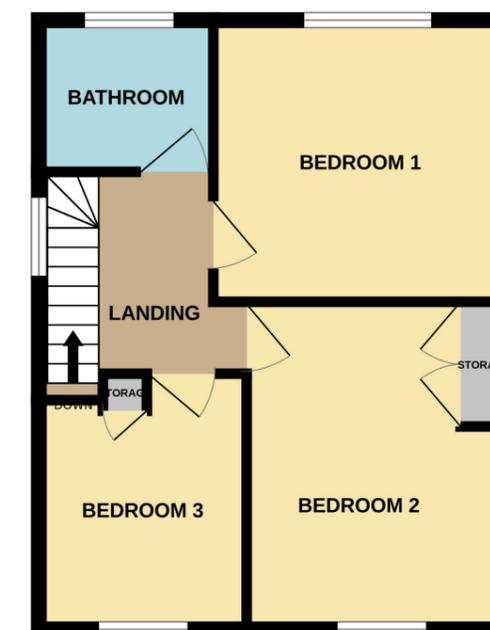
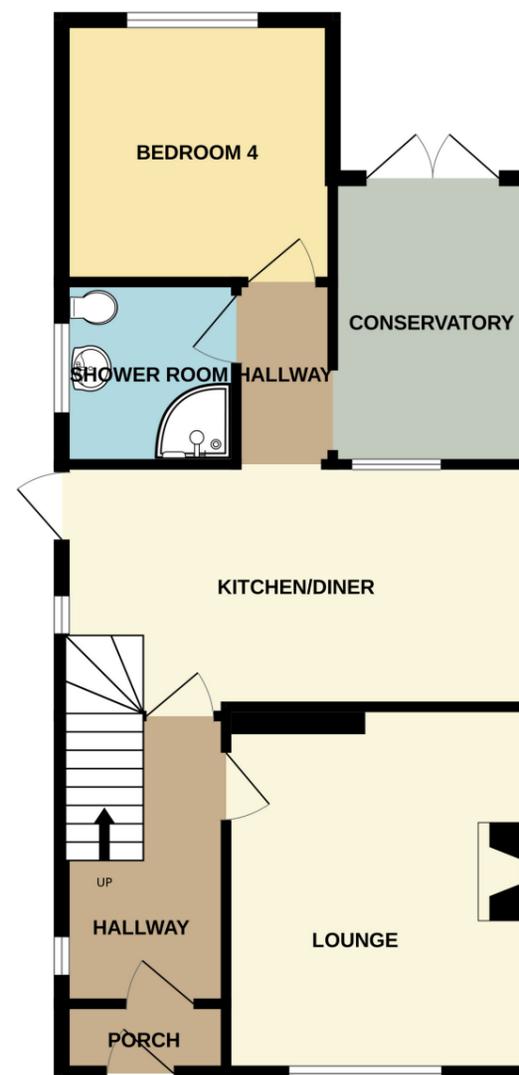
**BATHROOM**

1.63m x 1.96m (5' 4" x 6' 5")

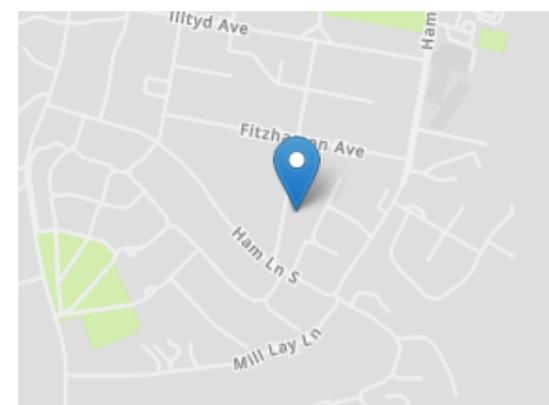
Family bathroom comprising of: WC wash hand basin and bath.

**GARDENS**

To the front of the property is a driveway and garden area along with garage, side access leads to the rear garden. Rear garden enjoys a mature flower border and lawn area along with summer house



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 ©2025



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