





## 4 Tennyson Way

Llantwit Major, Llantwit Major

RARELY AVAILABLE and in a SUPERB POSITION of Llantwit Major, Vale of Glamorgan, lies this SEMI DETACHED BUNGALOW with GARAGE. This quiet no through ro...

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- SEMI DETACHED BUNGALOW.
- 2 BEDROOMS. GARAGE.
- UPVC. GCH. EPC D68.
- DRIVEWAY. CONSERVATORY.
- RARELY AVAILABLE.
- QUIET LOCATION.





### **Entrance Porch**

UPVC front entrance door. UPVC windows. UPVC glazed door to entrance hallway.

### **Entrance Hallway**

Radiator. Door to kitchen, sitting room, dining room/bedroom, bedroom and shower room. Airing cupboard containing the wall mounted combination boiler providing the central heating and hot water.

### **Kitchen**

Dimensions: 9' 9" x 8' 8" (2.97m x 2.64m). UPVC window to front. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Partially tiled walls. Space for white goods. Inset electric hob and oven with hood.

### **Sitting Room**

Dimensions: 16' 7" x 10' 11" (5.05m x 3.32m). UPVC window to front. Radiator. Door to dining room/bedroom 2.

### **Dining Room/Bedroom 2**

Dimensions: 11' 5" x 11' 3" (3.48m x 3.43m). Radiator. UPVC glazed door to conservatory.

### **Conservatory**

Dimensions: 7' 11" x 7' 3" (2.41m x 2.21m). UPVC glazed door to rear.

### **Bedroom 1**

Dimensions: 8' 2" x 8' 11" (2.49m x 2.72m). UPVC window to rear. Radiator.

### **Shower Room/Wet Room**

Dimensions: 5' 4" x 6' 4" (1.62m x 1.93m). Low level WC. Pedestal wash hand basin with mixer tap. Electric mixer shower. Vertical radiator. Ceramic floor tiles and wall tiles.





## OUTSIDE

### Front

Low maintenance garden.

### Garage

Up and over door. Power and lighting. UPVC door to side.

### Driveway

Parking for 2 cars.

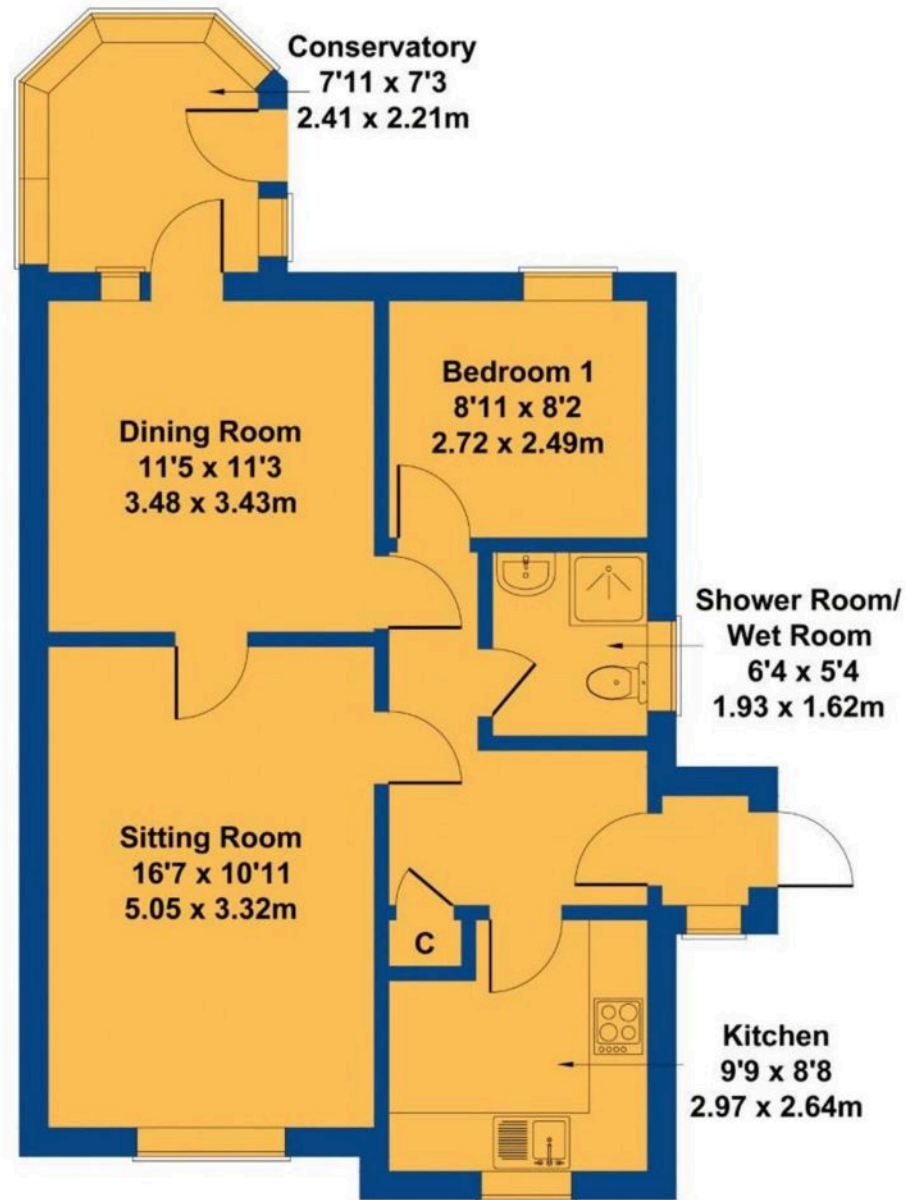
### Rear Garden

An enclosed private garden laid mainly to lawn.



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Approximate Gross Internal Area  
677 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2023  
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## Chris Davies Estate Agents

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