





## 51 Illtyd Avenue

Llantwit Major, Llantwit Major

In a popular SOUGHT AFTER location of Llantwit Major, Vale of Glamorgan stands this traditional mid terraced property with an IMPRESSIVE REAR GARDEN....

Council Tax band: C

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- MID TERRACED HOME.
- 3 BEDS. KITCHEN/DINER.
- IMPRESSIVE REAR GARDEN.
- NO CHAIN. LOG BURNER.
- SOUGHT AFTER LOCATION.
- UPVC. UTILITY. EPC E52.





## GROUND FLOOR

### Entrance Hallway

Stairs to first floor. Doors leading to sitting room and kitchen/diner.

### Sitting Room

Dimensions: 15' 3" x 11' 11" (4.64m x 3.63m). uPVC window to front and rear. Radiator. Pine fire surround with free standing electric coat effect fire.

### Kitchen/Dining Room

Dimensions: 15' 2" x 10' 5" (4.62m x 3.17m). uPVC window to front and rear. Fully fitted kitchen comprising eye level and base units with work surfaces over. Inset one and a half bowl sink and mixer tap. Integrated electric cooker. Partially tiled walls. Fireplace with log burning stove and back boiler providing central heating and hot water. Vinyl Floor covering.

### Utility Room

Dimensions: 7' 11" x 5' 11" (2.41m x 1.80m). Plumbing for washing machine and space for white goods. uPVC door to rear garden.





## FIRST FLOOR

### Landing

uPVC window to rear. Radiator. Doors to bedrooms and bathroom.

### Bedroom 1

Dimensions: 10' 0" x 13' 11" (3.05m x 4.24m). uPVC window to front. Airing cupboard containing lagged tank. (Room measurements into recess)

### Bedroom 2

Dimensions: 12' 0" x 6' 10" (3.65m x 2.08m). uPVC window to front. Radiator. Over stairs cupboard.

### Bedroom 3

Dimensions: 8' 1" x 8' 0" (2.46m x 2.44m). uPVC window to rear. Radiator.

### Family Bathroom

Dimensions: 7' 0" x 4' 0" (2.13m x 1.22m). uPVC opaque window to rear. Radiator. Ceramic floor tiles. Wash hand basin with mixer tap. Bath with mixer tap and Triton electric shower over. Low level WC.

## OUTSIDE

### Front

Dimensions: 19' 11" x 26' 0" (6.07m x 7.92m). Single gravelled driveway. Path to front door. Gravelled area to right of pathway.

### Rear

Dimensions: 50' 0" x 26' 0" (15.23m x 7.92m). Enclosed large garden. Mainly laid to lawn with paved patio area providing space for table and chairs. Shed. Greenhouse.



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Approximate Gross Internal Area  
861 sq ft - 80 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
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## Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street - CF61 1XY

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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