





12 Fairfield Crescent

Llantwit Major, Llantwit Major

NO FORWARD CHAIN. Ideal family home or investment opportunity! This semi-detached property in Llantwit Major offers 3 bedrooms, a driveway, garage, and a private 43' garden. Within walking distance to amenities, shops, schools, and the beautiful Heritage Coastline. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SEMI DETACHED FAMILY HOME
- 3 BED. 2 RECEPTION ROOMS
- QUIET MATURE LOCATION.
- LOW MAINTENANCE GARDEN
- NO ONWARD CHAIN
- GARAGE. UPVC. GCH. EPC D57.





GROUND FLOOR

Entrance Hallway

UPVC front door opens to hallway. Door to living room and stairs to first floor.

Living Room

14' 5" x 12' 11" (4.39m x 3.94m)

UPVC window to front. Back boiler gas fire. Opens out to dining room

Dining Room

10' 6" x 8' 3" (3.20m x 2.51m)

Door to kitchen. UPVC sliding doors to conservatory.

Conservatory

8' 8" x 7' 5" (2.64m x 2.26m)

Electricity supply. Door to rear garden.

Kitchen

9' 11" x 9' 3" (3.02m x 2.82m)

Laid to vinyl. UPVC window to rear. Opaque glazed door to rear garden. Stainless steel mixer tap sink. Eye level units and base units. Gas hob and fitted electric oven. Space for white goods. Under the stairs cupboard with opaque window to side, housing the electric board and gas meter.

FIRST FLOOR

Landing

Doors leading to three bedrooms and a bathroom. Loft hatch access.

Bedroom 1

11' 2" x 10' 1" (3.40m x 3.07m)

UPVC window to front. Radiator. Built in wardrobe.

Bedroom 2

10' 1" x 9' 11" (3.07m x 3.02m)

UPVC window to rear. Cupboard with hot water tank. Radiator.





Bedroom 3

8' 5" x 7' 6" (2.57m x 2.29m)

UPVC window to front. Over the stairs cupboard.

Bathroom

Opaque UPVC window to rear and side. Walk-in shower. Mixer tap wash basin. W/C. Heated towel rail. Laid to vinyl.

OUTSIDE

Front

Front garden mainly laid to grass with some shrubs. Driveway.

Rear Garden

43' 11" x 26' 0" (13.39m x 7.92m)

Laid to patio paving with shrub boarder to back. Garden shed and access to garage.

Garage

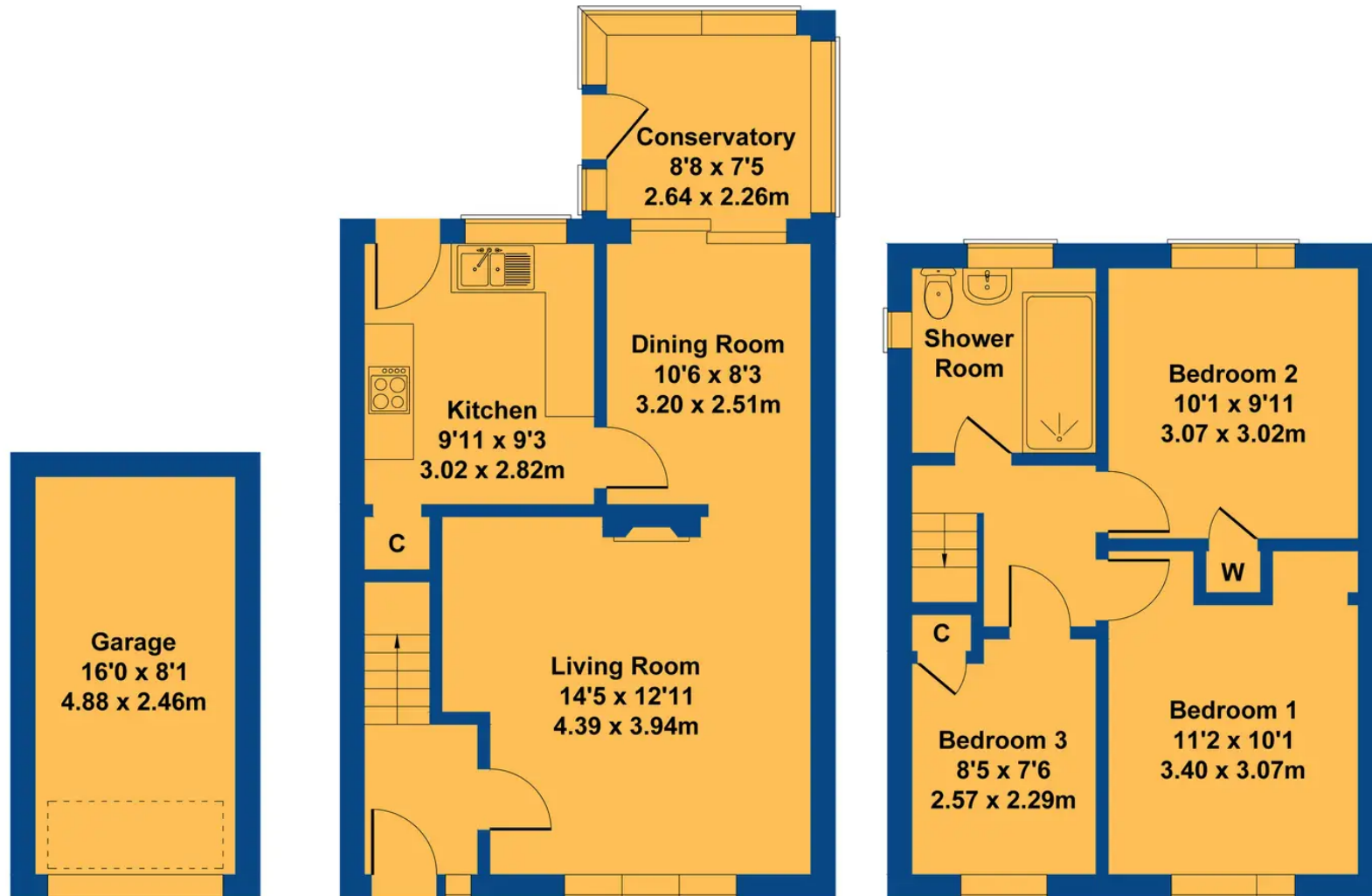
16' 0" x 8' 1" (4.88m x 2.46m)





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Approximate Gross Internal Area
1098 sq ft - 102 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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