

62 Llanmaes Road, Llantwit Major

Guide Price £182,000



62 Llanmaes Road

Llantwit Major, Llantwit Major

An ideal first time buy with this very well presented traditional mid terraced home, located in a popular and mature location of Llantwit Major, within easy reach of local shops, schools, amenities and the Heritage Coastline and beaches. The property briefly comprises entrance hallway, sitting room, and kitchen/diner to the ground floor. To the first floor are 3 bedrooms and a family shower room. Outside there is a level garden to the front, and an enclosed sunny garden to the rear. 62 Llanmaes Road enjoys gas central heating, and UPVC windows and doors. Viewings are highly recommended to fully appreciate the presentation throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- MID TERRACED HOME.
- VERY WELL PRESENTED.
- KITCHEN/DINER.
- IDEAL FIRST TIME BUY.
- 3 BEDROOMS. EPC C71.





GROUND FLOOR

Entrance Hallway

Radiator. UPVC front entrance door. Stairs to first floor. Door to sitting room.

Sitting Room

13' 9" x 14' 1" (4.19m x 4.29m)

UPVC window to front. Radiators. Gas baxi bemuda back boiler providing the central heating. Door to kitchen/diner.

Kitchen/diner

17' 0" x 10' 1" (5.18m x 3.07m)

Radiator. UPVC window to rear. UPVC opaque glazed door to rear. Under stairs cupboard. Space for white goods. Space for dining room table and chairs. Built in gas hob with oven and hood. Inset stainless steel sink with mixer tap. Partially tiled walls.

FIRST FLOOR

Landing Door to bedrooms and shower room. Loft access. Airing cupboard with hot water tank.

Shower Room 8' 2" x 6' 1" (2.49m x 1.85m)

UPVC window to rear. Low level WC. Pedestal wash hand basin. Shower enclosure with electric mixer shower. Vertical radiator.

Bedroom 1 12' 11" x 8' 2" (3.94m x 2.49m)

UPVC window to rear. Radiator.

Bedroom 2

12' 7" x 8' 2" (3.84m x 2.49m)

UPVC window to front. Radiator.

Bedroom 3

8' 3" x 8' 5" (2.51m x 2.57m)

UPVC window to front. Radiator.





GARDEN

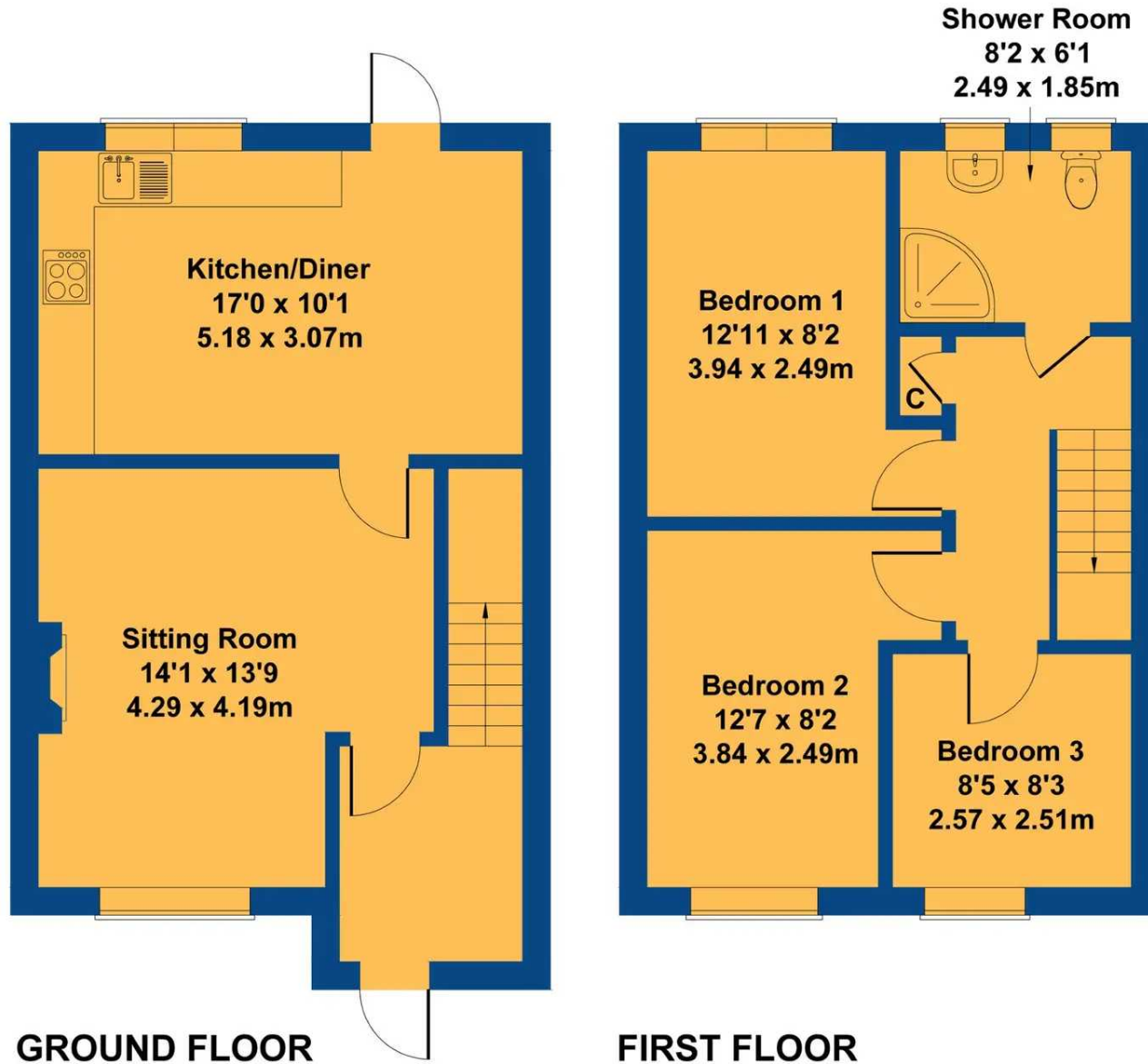
Front - An enclosed low maintenance garden with gate. Rear Garden - An enclosed sunny garden, laid to lawn, with low maintenance area providing space for table and chairs. Gate to rear. Water tap. Non allocated parking nearby.





62 Llanmaes Road

Approximate Gross Internal Area
904 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2023
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