

10 Illtyd Avenue, Llantwit Major  
£275,000



## 10 Illtyd Avenue

Llantwit Major, Llantwit Major

NO FORWARD CHAIN with this well presented traditional mid terraced property, lies in a popular mature after location of Llantwit Major, Vale of Glamorgan. The property briefly comprises entrance hallway, sitting/dining room with log burner, kitchen, conservatory and cloakroom/WC to the ground floor. To the first floor are three bedrooms and a shower room. Outside is a garden to the front, and an enclosed rear garden with access to the driveway. The property enjoys UPVC double glazed windows and doors, French doors, and gas central heating with a combination boiler. Lovely walk to the beach and within easy reach of shops and schools. An ideal first time buy or family home. Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- MID TERRACED HOME.
- 3 BEDROOMS.
- SITTING/DINING ROOM.
- CLOAKROOM/WC.
- DRIVEWAY. GARDENS.
- POPULAR MATURE LOCATION.
- LOG BURNER. GCH COMBI.



## GROUND FLOOR

**Entrance Hallway** UPVC opaque glazed front entrance door. Stairs to first floor. Doors to sitting/dining room, kitchen and cloakroom/WC. Radiator. **Cloakroom/WC** Low level WC. Radiator. Windows to front. Ceramic floor tiles.

**Sitting Room/Dining Room** 13' 4" x 22' 0" (4.06m x 6.71m)

UPVC window to front. Radiator. Space for dining room table and chairs. UPVC French doors to conservatory. Log burner with marble fireplace. Radiators.

**Conservatory** 9' 3" x 9' 4" (2.82m x 2.84m) Radiator. Ceramic floor tiles. Installed approx 6 years ago.

**Kitchen** 7' 1" x 15' 9" (2.16m x 4.80m) UPVC glazed door to rear. Ceramic floor tiles. Integrated washing machine, fridge freezer and dish washer. Five burner freestanding Lamona gas cooker. Down lighting. Partially tiled walls. Inset stainless steel sink with mixer tap. Wall mounted Baxi boiler providing the central heating and hot water. Radiator.

## FIRST FLOOR

**Landing** UPVC window to front. Radiator. Doors to bedrooms and shower room. Loft access with pull down ladder - boarded, lighting.

**Shower Room** 6' 6" x 6' 10" (1.98m x 2.08m) Shower enclosure with mixer shower. Wash hand basin with mixer tap. Wall and floor tiles. Down lighting. Vertical radiator/heated towel rail. Low level WC.

**Bedroom 1** 10' 6" x 14' 0" (3.20m x 4.27m) UPVC window to rear. Radiator. Down lighting. Built in wardrobe.

**Bedroom 2** 10' 3" x 8' 5" (3.12m x 2.57m) UPVC window to rear. Radiator. **Bedroom 3** 8' 5" x 8' 8" (2.57m x 2.64m) UPVC window to front. Radiator. Built in wardrobe.





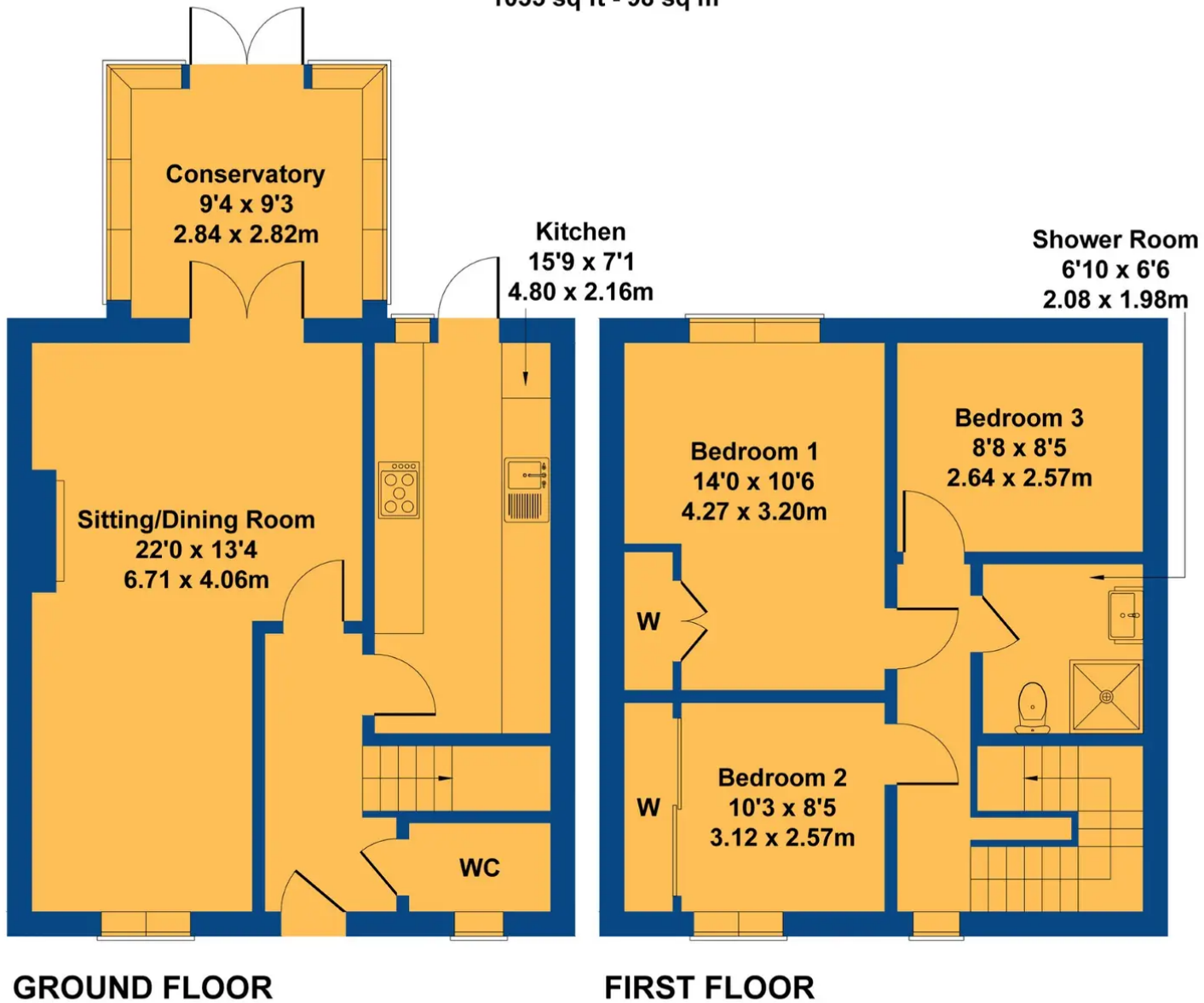
## GARDEN

Front - enclosed laid to lawn. Rear garden - enclosed sunny southerly garden, low maintenance with access to driveway. Shed. Driveway for one car - access from Stallcourt Avenue,



# 10 Iltyd Avenue

Approximate Gross Internal Area  
1055 sq ft - 98 sq m



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

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