




  
**Chris Davies**  
Sales and Lettings  
chris-davies.co.uk  
Llantwit Major  
01446 792020 **FOR SALE**

  
**Chris Davies**  
residential sales & lettings

26 Tewdrig Close, Llantwit Major  
£315,000





## 26 Tewdrig Close

Llantwit Major, Llantwit Major

NO FORWARD CHAIN. In one of the most SOUGHT AFTER locations of Llantwit Major, a superb opportunity has arisen to acquire a family house with a TWO STOREY EXTENSION to the rear, overlooking Seaview Park. 26 Tewdrig Close is walking distance from the Heritage Coastline, and within easy reach of local shops, schools, amenities and train station. The property briefly comprises entrance porch and hallway, sitting room, dining room, and kitchen to the ground floor. To the first floor are three well proportioned bedrooms and a family bathroom. Outside, the property adjoins an OPEN GREEN SPACE to the front while the rear is level and private with access to the garage and driveway. The property enjoys UPVC windows and doors and gas central heating. Viewings are highly recommended to fully appreciate the location with the beach only a mile away, and the potential to modernise.

Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: C EPC Environmental Impact Rating:

- MID TERRACED HOME. EPC C71.
- 3 BEDROOMS. 2 RECEPTIONS.
- EXTENDED. GCH. UPVC.
- NO FORWARD CHAIN.
- GARAGE. DRIVEWAY.
- OVER LOOKING SEA VIEW PARK.





## GROUND FLOOR

### Entrance Porch

Front entrance door to entrance hallway.

### Entrance Hallway

Doors to kitchen and sitting room. Radiator.

### Sitting Room

12' 9" x 10' 6" (3.89m x 3.20m)

Electric fireplace. Double doors to dining room. UPVC window to front. Radiator.

### Dining Room

9' 9" x 19' 1" (2.97m x 5.82m)

Radiators. UPVC French doors to rear garden. Opening to kitchen.

### Kitchen

19' 0" x 7' 4" (5.79m x 2.24m)

UPVC window to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Space for white goods. Stainless steel sink. Induction hob. Eye level oven and grill.







## FIRST FLOOR

### Landing

Doors to bedrooms and family bathroom. Loft access.

### Family Bathroom

14' 3" x 6' 8" (4.34m x 2.03m)

UPVC opaque window to rear. Pedestal wash hand basin. Panelled bath. Low level WC. Shower enclosure with mixer shower. Radiators.

### Walk-in Wardrobe

7' 4" x 6' 6" (2.24m x 1.98m)

### Bedroom 2

12' 7" x 8' 1" (3.84m x 2.46m)

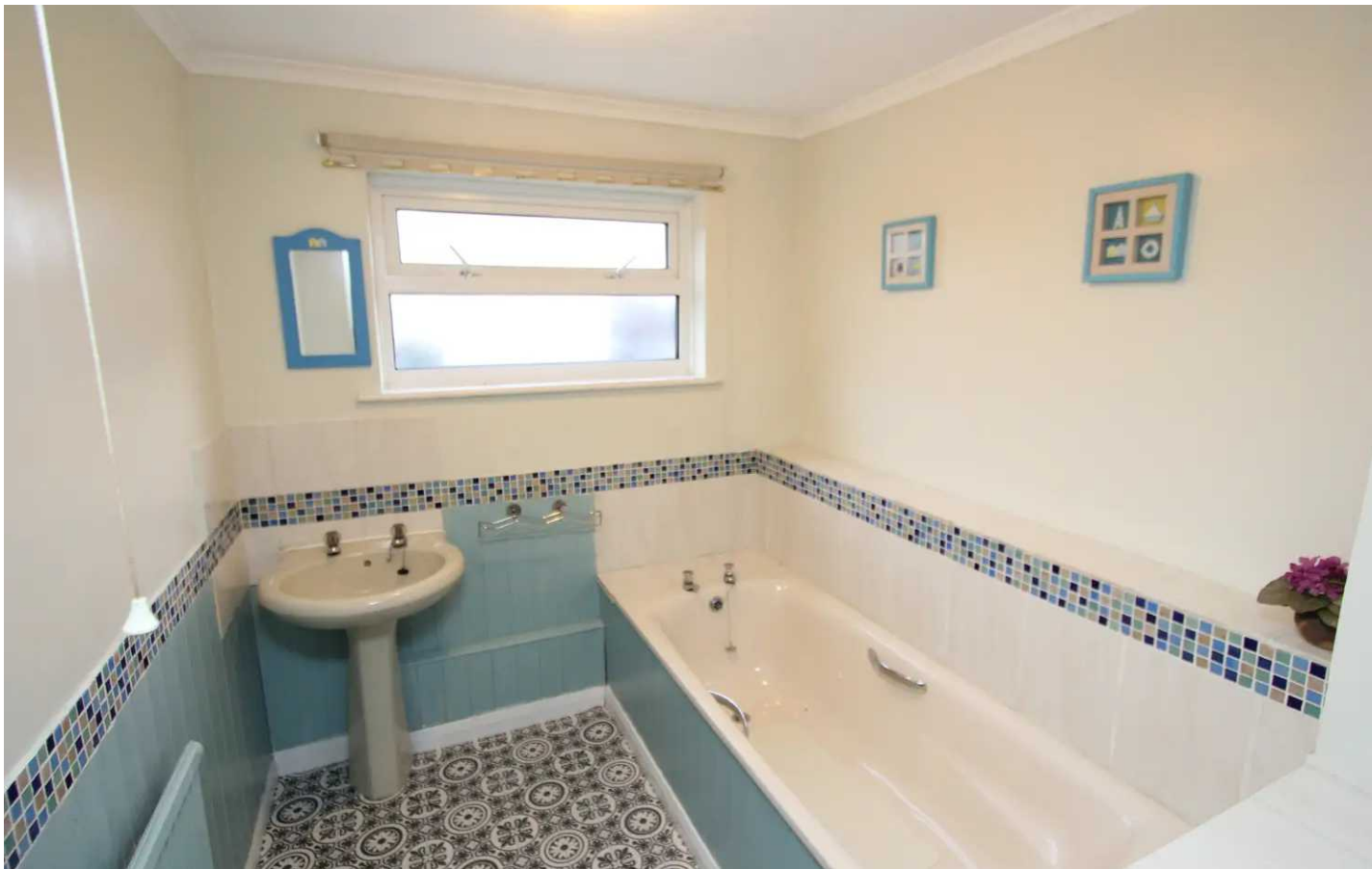
UPVC window to front. Radiator.

### Bedroom 3

9' 3" x 8' 8" (2.82m x 2.64m)

UPVC window to front. Radiator.





## **GARDEN**

Front garden - laid to lawn over looking Sea View Park.  
Rear Garden - enclosed garden laid to lawn with access to garage. Garage - access is from Tewdrig Close.

## **GARAGE**

Double Garage

Garage and driveway located to the rear of the property.

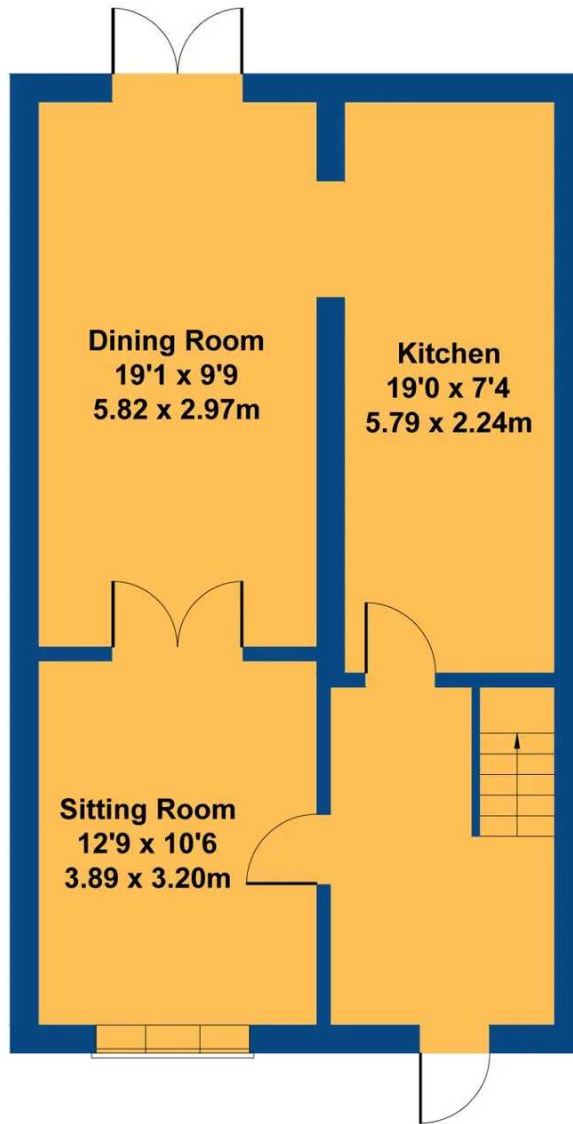






# 26 Tewdrig Close

Approximate Gross Internal Area  
1173 sq ft - 109 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.





## 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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