





## 16 Llys Dewi

Llantwit Major, Llantwit Major

Quiet location and impressive garden with this well presented mid terrace traditional home, located in the sought after St. Illtyds Fields development of Llantiwt Major, Vale of Glamorgan. Briefly the property comprises to the ground floor; entrance hallway, sitting room and kitchen. To the first floor are two bedrooms and a family bathroom. Outside to the front is the driveway, and an enclosed long and sunny garden to the rear. The property enjoys UPVC double glazed windows and doors and gas central heating with a 2016 Vaillant combination boiler. Viewings are highly recommended to fully appreciate the location and ready to move into condition. 16 Llys Dewi is within walking distance of local shops, amenities and schools, and within easy reach of the Heritage Coastline and beach, and would make an ideal first time buyer or investment property.

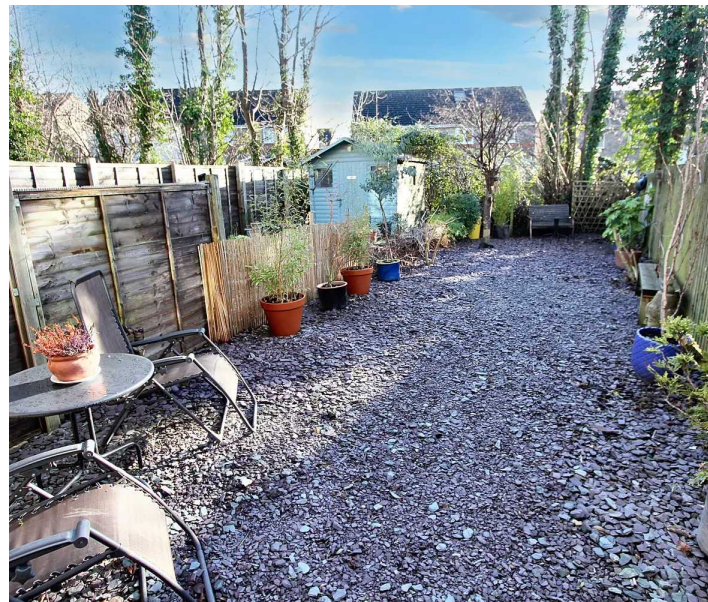
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- TWO BEDROOMS. EPC D64.
- MID TERRACED HOME.
- WELL PRESENTED.
- GCH COMBI. UPVC.
- DRIVEWAY. IDEAL FIRST TIME BUY.
- 50' SUNNY REAR GARDEN.





## GROUND FLOOR

### Entrance Hallway

Storage cupboard. UPVC opaque glazed front entrance door. Stairs to first floor. Wood effect flooring. Door to sitting room.

### Sitting Room

Dimensions: 14' 8" x 13' 0" (4.47m x 3.96m). UPVC window to front. Radiators. Wood effect flooring.

### Kitchen/Diner

Dimensions: 12' 11" x 8' 10" (3.93m x 2.69m). UPVC window to rear. UPVC opaque glazed door to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. Space for white goods. Wood effect flooring. Electric cooker. Radiator. Wall mounted Vaillant combination boiler providing the central heating and hot water (2016 boiler. Serviced in 2023).

## FIRST FLOOR

### Landing

Doors to bedroom one and bathroom. Linen cupboard. Loft access.

### Bedroom 1

Dimensions: 12' 11" x 12' 5" (3.93m x 3.78m). UPVC window to front. Radiator.

### Bedroom 2

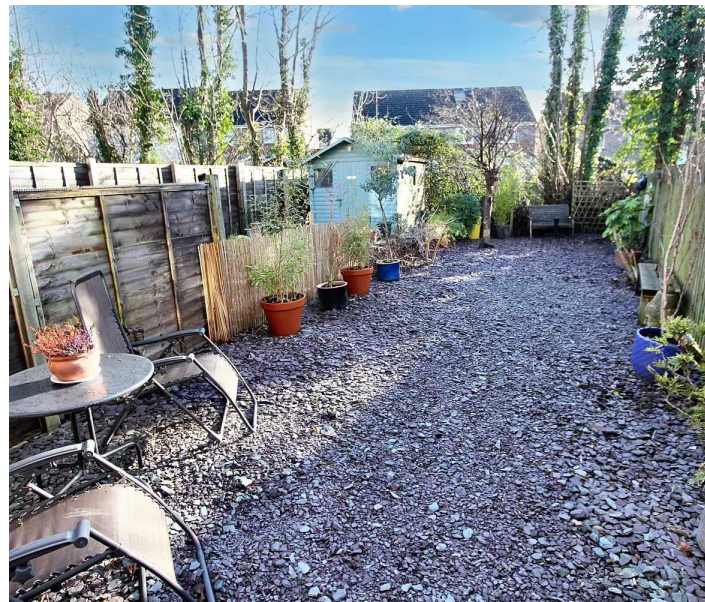
Dimensions: 6' 6" x 11' 7" (1.98m x 3.53m). UPVC window to rear. Radiator.

### Bathroom

Dimensions: 6' 6" x 6' 5" (1.98m x 1.95m). Panelled bath with mixer shower over. Pedestal wash hand basin with mixer tap. UPVC opaque window to rear. Low level WC. Partially tiled walls. Radiator.

## OUTSIDE

### Front





## OUTSIDE

### Front

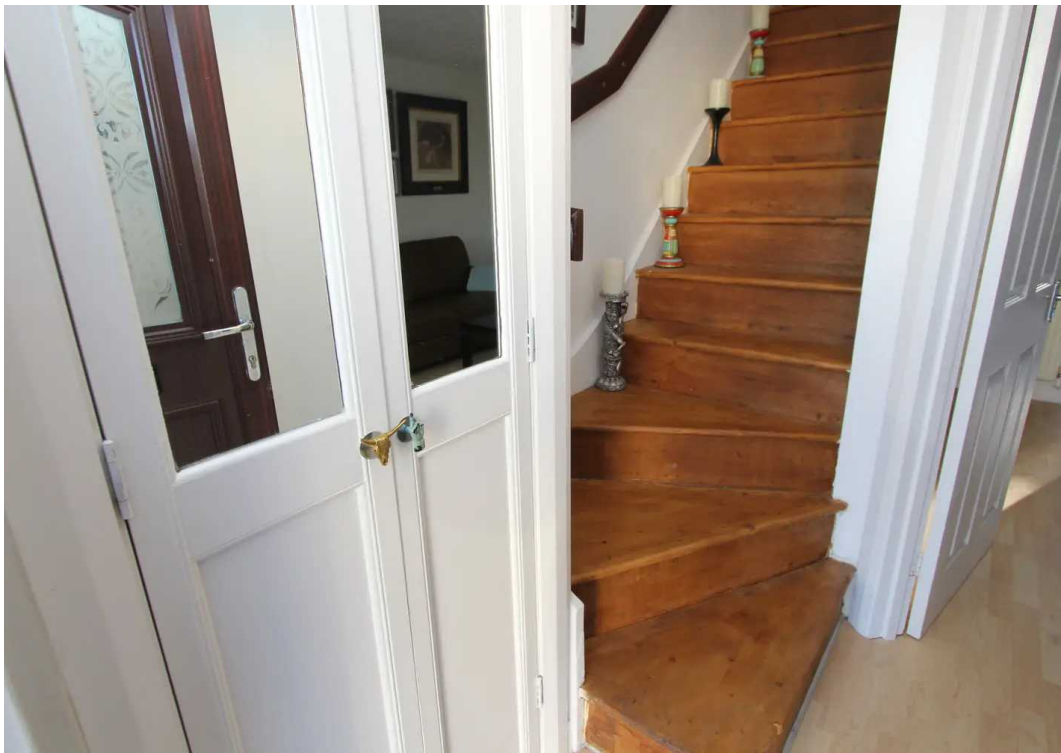
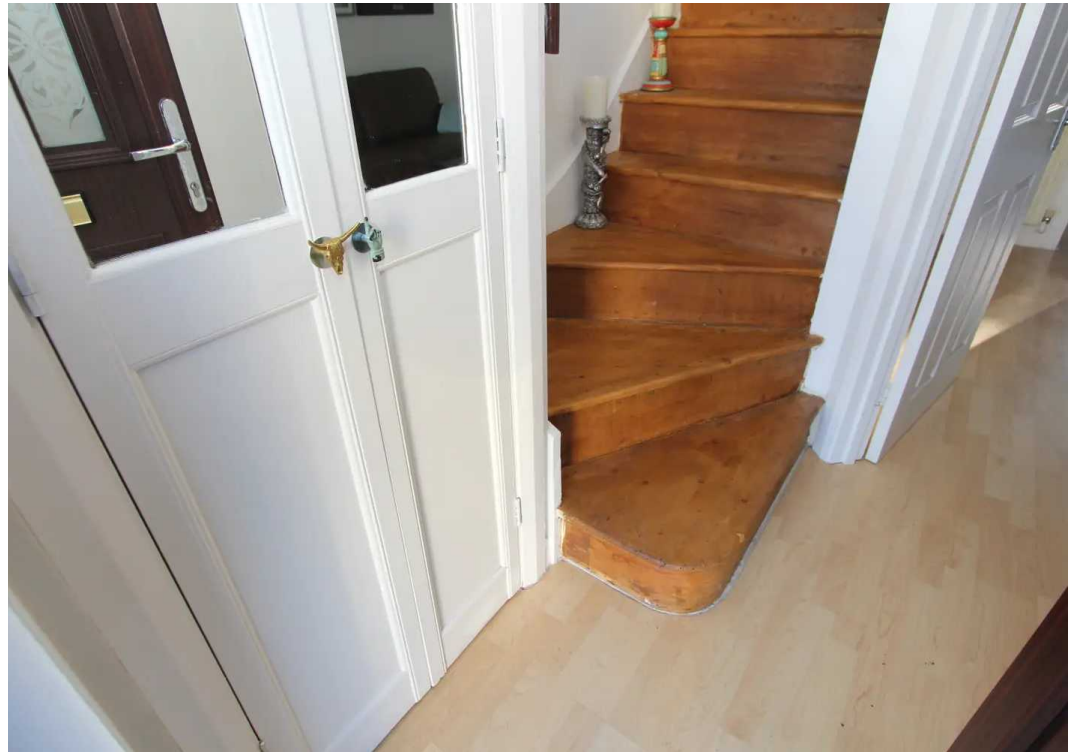
Driveway for 1 car.

### Rear Garden

Dimensions: 13' 0" x 50' 0" (3.96m x 15.23m). A long enclosed sunny and private garden with mature shrubs and low maintenance slate chippings.

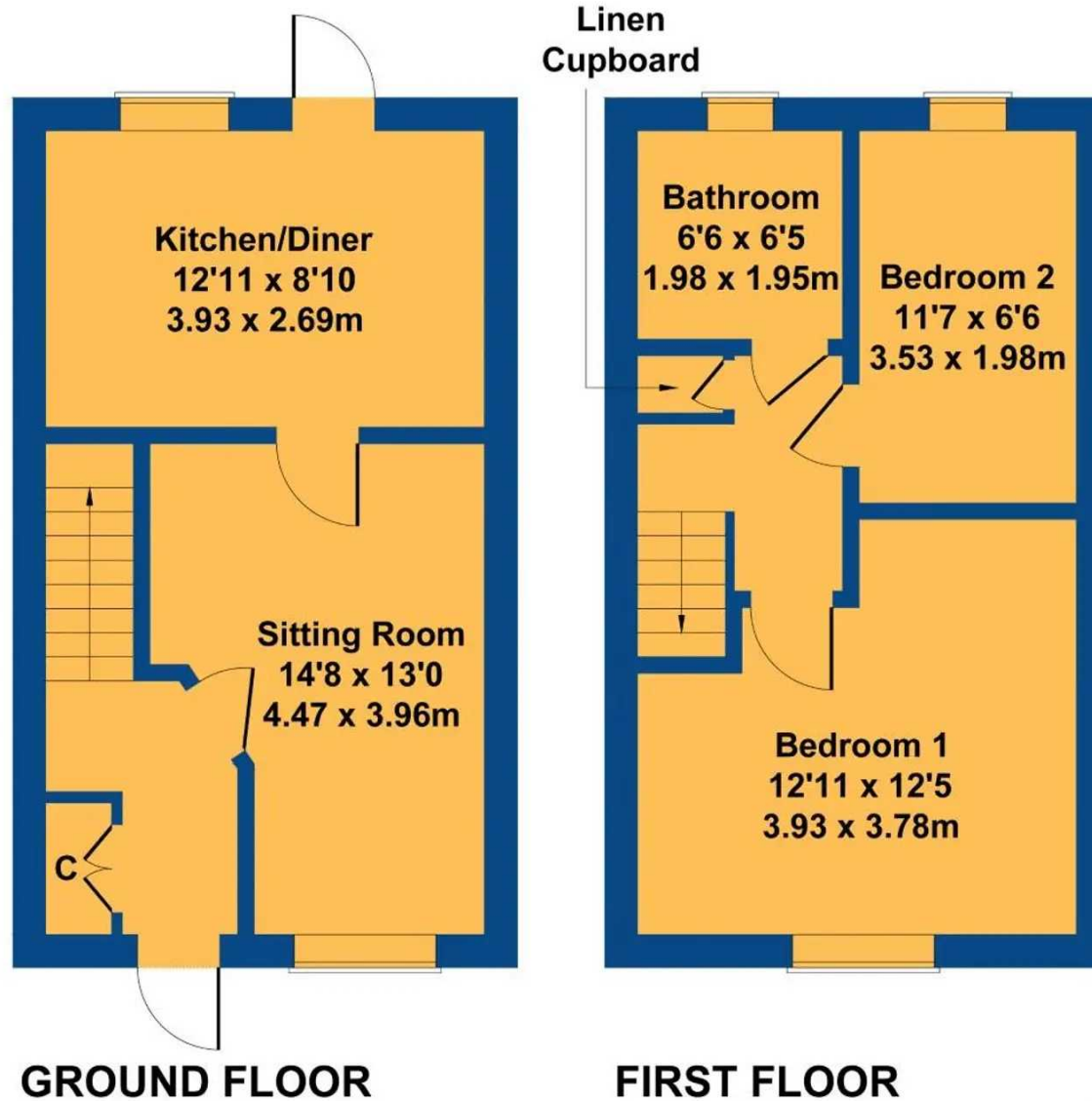






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Approximate Gross Internal Area  
635 sq ft - 59 sq m



Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

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