





## 19 Illtyd Avenue

Llantwit Major, Llantwit Major

NO FORWARD CHAIN and in a central location of Llantwit Major, Vale of Glamorgan stands this traditional semi detached property with mature gardens. The property briefly comprises entrance hallway, ground floor shower room, sitting/dining room, kitchen and conservatory the ground floor. To the first floor are three well proportioned bedrooms. Outside is a driveway, and enclosed gardens to the front and rear. The property enjoys gas central heating with a combination boiler and UPVC doors and windows. 19 Illtyd Avenue is walking distance to shops, amenities and schools, and within easy reach of the Heritage Coastline and beach. Please note we have a quote from a builder for repairs to re-render the property to resolve the current damp issue, costing circa £7,000. See agent for further details and a copy of the quote.

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

- SEMI DETACHED HOME.
- THREE BEDROOMS.
- NO FORWARD CHAIN.
- GARDENS. CONSERVATORY.





## GROUND FLOOR

### Entrance Hallway

Front entrance door. Radiator. Doors to shower room, kitchen and sitting/dining room. Radiator.

### Shower Room

8' 7" x 5' 10" (2.62m x 1.78m) Shower enclosure. Low level WC. Wash hand basin. UPVC window to front.

### Sitting Room/Dining Room

19' 2" x 11' 10" (5.84m x 3.60m) UPVC window to front. Sliding doors to conservatory. Radiator. Fireplace with gas fire.

### Conservatory

11' 6" x 8' 2" (3.50m x 2.50m) UPVC French doors to rear. Ceramic tiled floor.

### Kitchen

11' 6" x 8' 10" (3.50m x 2.70m) Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink. UPVC door to rear. Integral gas oven and hob with hood. Partially tiled walls and ceramic tiled floor.

## FIRST FLOOR

### Bedroom 1

14' 10" x 8' 1" (4.52m x 2.46m) UPVC windows to front and rear. Radiator. Built in wardrobe.

### Bedroom 2

9' 5" x 9' 0" (2.87m x 2.75m) UPVC window to rear. Radiator.

### Bedroom 3

11' 9" x 8' 2" (3.58m x 2.50m)  
UPVC window to front. Airing cupboard containing the wall mounted combination boiler providing the central heating and hot water. Radiator.





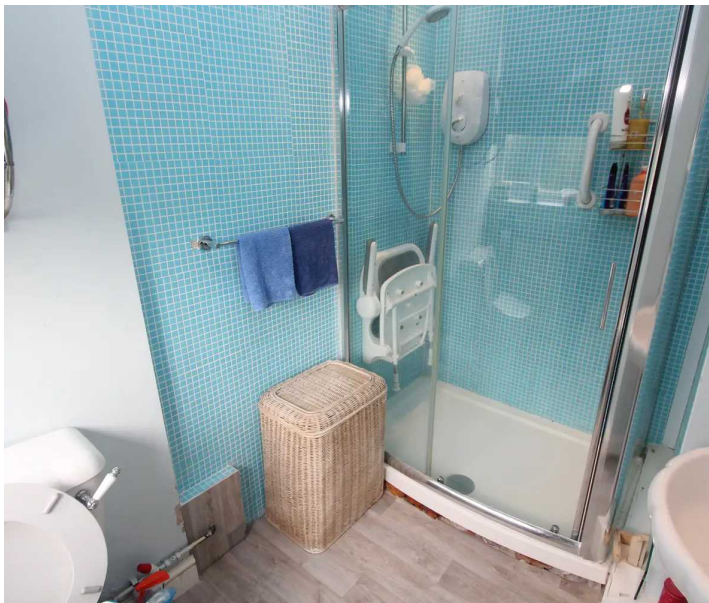
#### **GARDEN**

Front garden - bordered by hedging. Access to rear garden to side. Rear Garden - enclosed garden with mature trees and shrubs etc.

#### **DRIVEWAY**

1 Parking Space

Driveway with wrought iron driveway gates.









## Chris Davies Estate Agents

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