

Fairfield, Llanbethery
In Excess of £500,000



Fairfield

Llanbethery, Barry

Sunny rear aspect and renovated throughout with this period semi detached home, located in the quiet village of Llanbethery in the Vale of Glamorgan. Briefly the property comprises entrance hallway, sitting room, dining room, and kitchen ground floor. To the first floor are three bedrooms, and a family bathroom. Outside to the front is a lawned garden, with driveway for 3 cars, lean-to and a DOUBLE GARAGE to the side. To the rear is an impressive private mature lawned garden with a southerly aspect backing on to open countryside. The property enjoys UPVC Sash windows, upgraded electrics, oil central heating with a combination boiler. There are views from the first floor of the countryside and distant views of the channel. Llanbethery is within easy reach of the Heritage Coastline and the secondary schools, shops and amenities of the nearby towns such as Cowbridge and Llantwit Major. The nearby village of Llancarfan just over a mile away has a primary school and Fox and Hounds Inn. The A48 is easily accessible which takes you to Cardiff and Bridgend. Rarely available, viewings are highly recommended. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





Fairfield

Llanbethery, Barry

- SEMI DETACHED HOME.
- 3 BEDROOMS. 2 RECEPTIONS.
- EPC: E45. DOUBLE GARAGE.
- DRIVEWAY FOR 3 CARS.
- COUNTRYSIDE VIEWS.
- SOUGHT AFTER VILLAGE.
- UPVC SASH WINDOWS.
- RENOVATED THROUGHOUT.





GROUND FLOOR

Entrance Hallway

Stairs to first floor. Opaque glazed door to front. UPVC window to side. Radiator. Doors to dining room, sitting room and kitchen. Door to side. Indian slate tiles. Under stairs cupboard.

Dining Room

13' 2" x 10' 8" (4.01m x 3.25m)
Feature wrought iron fireplace. Indian slate tiles. UPVC Sash windows to front. Vertical radiator.

Sitting Room

14' 1" x 11' 10" (4.29m x 3.61m)
UPVC French doors to rear. Radiator. Open fireplace with fireplace surround. Vertical radiator. Built in cupboard and shelving.

Kitchen

7' 8" x 10' 6" (2.34m x 3.20m)
UPVC Sash windows to rear and side. Indian slate floor tiles. Period style radiator. Space for white goods. Two bowl stainless steel sink with mixer tap. Partially tiled walls. Fully fitted bespoke kitchen comprising eye level units base units with drawers and solid oak work surfaces over. Induction hob (x5) and integrated oven and grill.



FIRST FLOOR

Landing

UPVC windows to side. Loft access. Doors to bedrooms and family bathroom.

Family Bathroom

7' 4" x 10' 6" (2.24m x 3.20m)
UPVC Sash windows to rear. Heated towel rail. Built in cupboard. Shower enclosure with mixer shower. Roll top bath with mixer shower. Pedestal wash hand basin. Low level WC. Stripped original floorboards.



Bedroom 1

10' 10" x 13' 11" (3.30m x 4.24m)

UPVC Sash windows to rear. Radiator. Built in cupboard/wardrobe. Superb views of the local countryside and distant views of Somerset and the sea.

Bedroom 2

9' 11" x 10' 5" (3.02m x 3.18m)

Wrought iron feature fireplace. Stripped original floorboards. UPVC Sash windows to front. Period style radiator.

Bedroom 3

10' 7" x 9' 8" (3.23m x 2.95m)

Radiator. UPVC Sash window to front. Stripped original floorboards.





GARDEN

Front - an enclosed stone walled garden laid to lawn. Electric car charging point. Outdoor lighting.

YARD

Side area - lean to store with space for additional white goods. Oil tank for central heating.

GARDEN

Rear garden is enclosed and backing on to open countryside with views to the coast. Oil boiler providing the central heating and hot water. Paved area providing space for table and chairs etc. Vegetable patch. Wood store.

DRIVEWAY

3 Parking Spaces

Parking for 3 cars, with driveway gates.

GARAGE

Double Garage

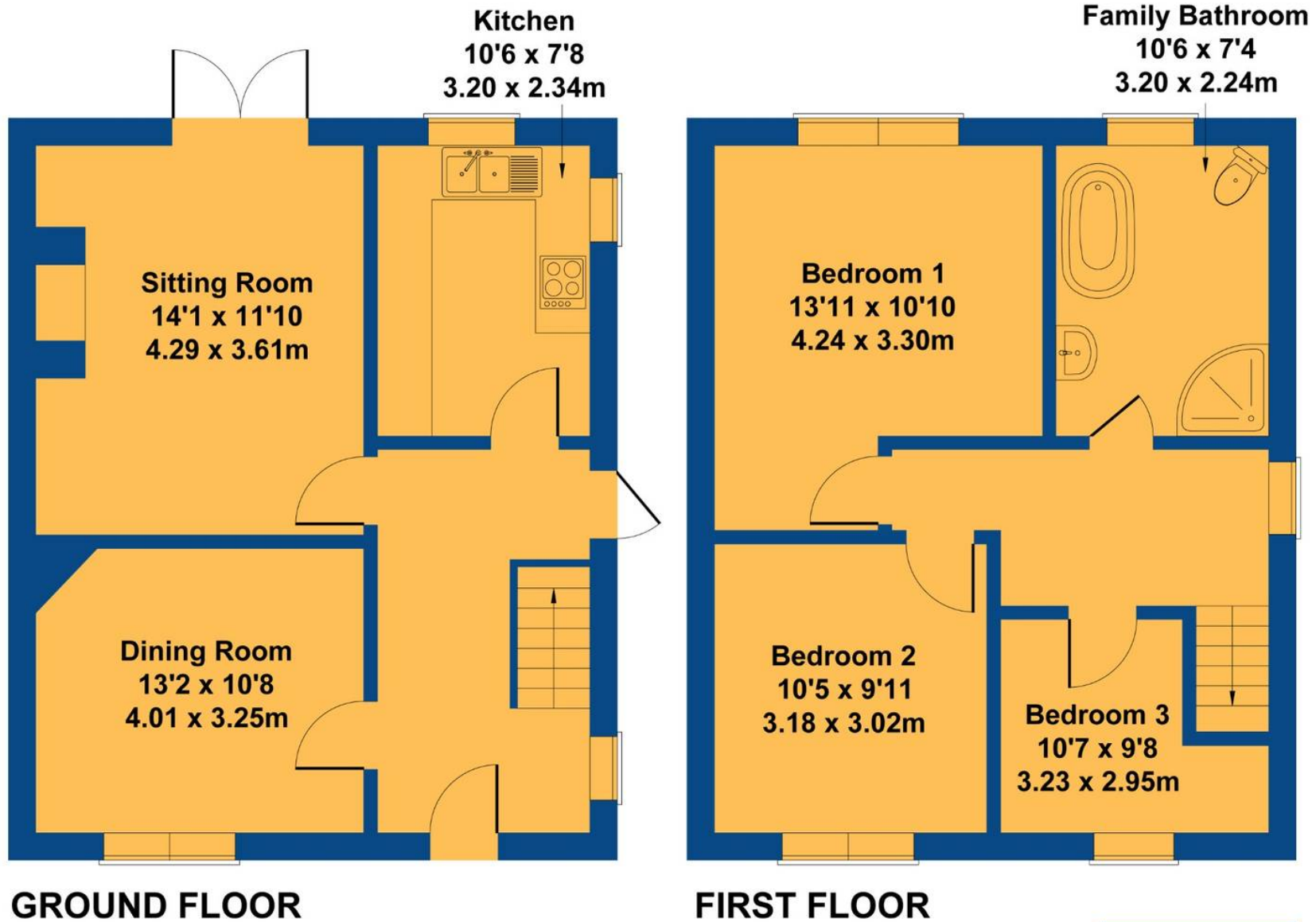
Double garage (20'x16') with electric roller door. Power and lighting. Outside lighting.





Fairfield

Approximate Gross Internal Area
990 sq ft - 92 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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