





1 Maes Illtuds

Llantwit Major, Llantwit Major

Situated in a sought after location within Pentre'r Cwrt Llantwit Major, lies this well presented STONE FRONTED mid terraced home with TWO DOUBLE BEDROOMS, DOUBLE DRIVEWAY and CONSERVATORY. The property comes with NO FORWARD CHAIN, and comprises hallway, kitchen, sitting room, and conservatory to the ground floor. To the first floor are two double bedrooms and a bathroom. The property enjoys gas central heating with a combination boiler and UPVC windows and doors with French doors to the rear. Outside there is an enclosed garden to the rear and double driveway to the front. Viewings are recommended to fully appreciate the position and the presentation. An ideal first time buy or an investment property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- MID TERRACED HOME.
- STONE FRONTED.
- 2 DOUBLE BEDROOMS.
- CONSERVATORY.
- WELL PRESENTED.
- GCH COMBI. UPVC.
- EPC C77.
- NO FORWARD CHAIN.





GROUND FLOOR

Entrance Hallway UPVC front entrance door. Radiator. Stairs to first floor. door to sitting room. Opening to kitchen.

Kitchen

9' 9" x 5' 8" (2.97m x 1.73m)

UPVC window to front. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset stainless steel sink with mixer tap. partially tiled walls. Inset gas hob with oven and hood. Integrated fridge and washing machine.

Sitting Room

14' 9" x 11' 10" (4.50m x 3.61m)

UPVC French doors to conservatory. Radiator. Wood effect flooring. Under stairs cupboard.

Conservatory 9' 9" x 9' 4" (2.97m x 2.84m)

Radiator. UPVC door to rear garden.

FIRST FLOOR

Landing Loft access. Doors to bedrooms and bathroom.

Bedroom 1

11' 11" x 9' 1" (3.63m x 2.77m) UPVC windows to front.

Radiator. Airing cupboard with wall mounted combination boiler providing the central heating and hot water.

Bedroom 2

9' 9" x 8' 10" (2.97m x 2.69m) UPVC window to rear.

Radiator. Fitted wardrobes.

Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)

Panelled bath with mixer shower over. Wash hand basin with mixer tap. Low level WC. Ceramic wall tiles.





GARDEN

35' 12" x 12' 12" (10.97m x 3.96m)

Rear Garden - low maintenance with patio, shed and gate to rear.

DRIVEWAY

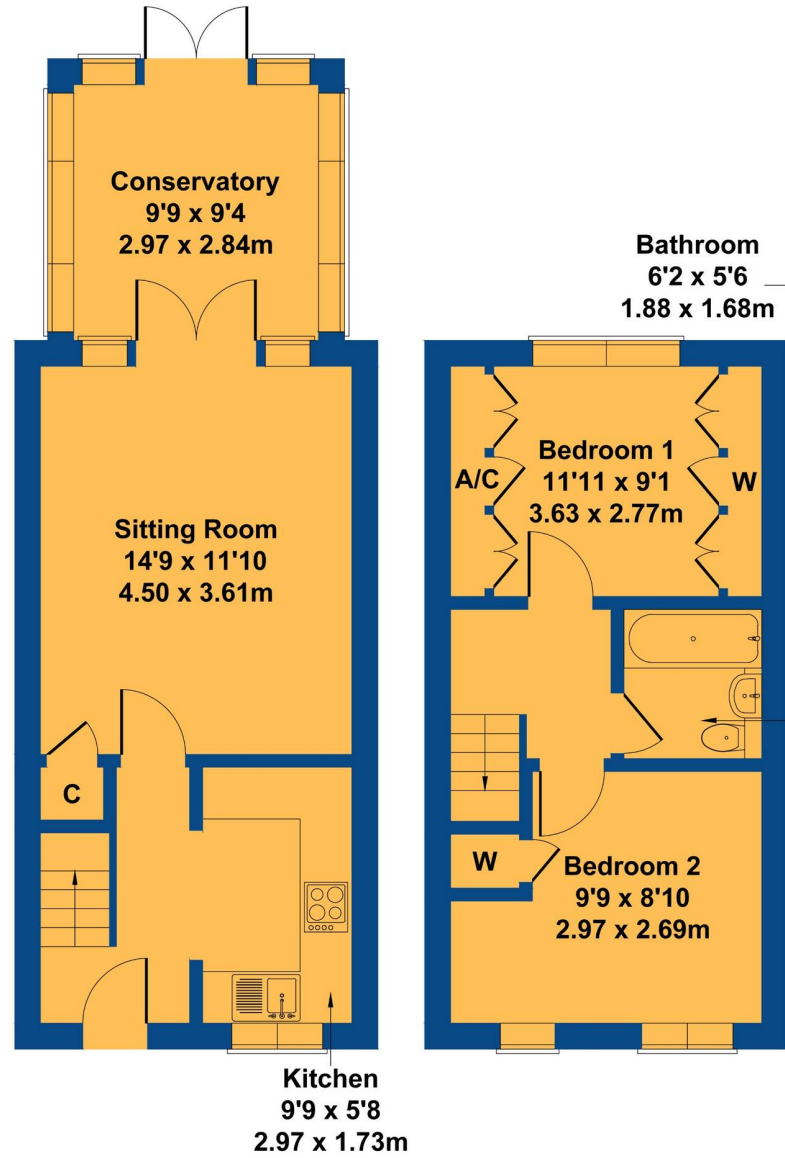
2 Parking Spaces

Double driveway.



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Approximate Gross Internal Area
689 sq ft - 64 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street - CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

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