





## 2 Heol Ger-y-Felin

Llantwit Major, Llantwit Major

An ideal first time buy, this mid link two bedroom home, in need of modernising but offering great potential, and lies in a very popular location of Llantwit Major, Vale of Glamorgan - within walking distance of local shops, schools, amenities and the beach. The property briefly comprises to the ground floor sitting room and kitchen/diner. To the first floor are two bedrooms and a bathroom. Outside to the rear there is an enclosed garden with fields to the rear, and a garage to the front located a short walk away from the property to the left. The property enjoys no forward chain, UPVC windows and gas central heating with a modern boiler. A chance to purchase a property in an excellent location, with a garage, and put your own stamp on the property to make it a lovely home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- MID LINK HOME.
- 2 BEDROOMS.
- GCH. UPVC. GARAGE.
- NO FORWARD CHAIN.
- FIELDS TO THE REAR.
- SUNNY GARDEN.





## GROUND FLOOR

### Sitting Room

11' 11" x 15' 7" (3.63m x 4.75m)

Front entrance door. Radiator. UPVC window to front. Stairs to first floor. Door to kitchen/diner.

### Kitchen/Diner

11' 10" x 9' 8" (3.61m x 2.95m)

Fitted kitchen comprising eye level units, base units with work surfaces over. Inset stainless steel sink. Electric hob and oven. Patio doors to rear garden. Wall mounted Ideal gas boiler providing the central heating and hot water.

## FIRST FLOOR

### Bedroom 1

11' 11" x 9' 1" (3.63m x 2.77m)

Built in wardrobes.

### Bathroom

9' 0" x 4' 7" (2.74m x 1.40m)

Panelled bath. Pedestal wash hand basin. WC. Airing cupboard with hot water tank.

### Bedroom 2

11' 9" x 7' 3" (3.58m x 2.21m)

UPVC window to rear. Radiator.





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## **GARDEN**

Rear Garden - enclosed laid to lawn.

## **GARAGE**

Single Garage

The garage which has an up and over door is located a short distance away to the left of the property. We believe it to be the left of the two garages.



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Approximate Gross Internal Area  
775 sq ft - 72 sq m

Bathroom  
9'0 x 4'7  
2.74 x 1.40m



**GROUND FLOOR**



**FIRST FLOOR**

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



## Chris Davies Estate Agents

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