







## 41 Llys Dwywnwen

Llantwit Major, Llantwit Major

No forward chain with this mid terraced home with conservatory and westerly rear garden, located in a mature position of Llantwit major, Vale of Glamorgan. The property comprises; entrance hallway, kitchen, sitting room, cloakroom/WC and conservatory to the ground floor. To the first floor there are two bedrooms and bathroom. Outside there is parking to the front and a sunny garden to the rear. 41 Llys Dwywnwen enjoys gas central heating and UPVC windows and doors and French doors to the rear. The property is within walking distance of local shops, schools and amenities and within easy reach of the Heritage Coastline and beaches. An ideal first time buy or for someone looking to downsize. Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D



- MID TERRACED HOME.
- NO FORWARD CHAIN.
- 2 BEDROOMS.
- DRIVEWAY. UPVC.
- CONSERVATORY.
- CLOAKROOM/WC.
- WESTERLY REAR GARDEN
- EPC D68.





## GROUND FLOOR

### Entrance Hallway

Doors to kitchen, cloakroom and sitting room. Stairs to first floor. Radiator.

### Cloakroom/WC

5' 10" x 2' 4" (1.78m x 0.71m)

Low level WC. Wash hand basin. Radiator. UPVC opaque window to front.

### Kitchen

8' 7" x 6' 1" (2.62m x 1.85m)

UPVC window to front. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Sink with mixer tap. Radiator. Space for gas cooker, washing machine and fridge freezers. Wall mounted traditional gas boiler providing the central heating.

### Sitting Room

12' 4" x 13' 8" (3.76m x 4.17m)

Patio doors to conservatory. Radiators. Under stairs cupboard.

### Conservatory

10' 9" x 9' 6" (3.28m x 2.90m)

UPVC French doors to rear.

## FIRST FLOOR

### Landing

Doors to bedrooms and bathroom. Airing cupboard containing the hot water tank. Radiator. Loft access.

### Bedroom 1

11' 4" x 13' 8" (3.45m x 4.17m)

UPVC window. Radiator.

### Bedroom 2

9' 8" x 6' 9" (2.95m x 2.06m)

UPVC window to rear. Radiator.

### Bathroom.

6' 8" x 6' 8" (2.03m x 2.03m)





## GROUND FLOOR

### Entrance Hallway

Doors to kitchen, cloakroom and sitting room. Stairs to first floor. Radiator.

### Cloakroom/WC

5' 10" x 2' 4" (1.78m x 0.71m)

Low level WC. Wash hand basin. Radiator. UPVC opaque window to front.

### Kitchen

8' 7" x 6' 1" (2.62m x 1.85m)

UPVC window to front. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Sink with mixer tap. Radiator. Space for gas cooker, washing machine and fridge freezers. Wall mounted traditional gas boiler providing the central heating.

### Sitting Room

12' 4" x 13' 8" (3.76m x 4.17m)

Patio doors to conservatory. Radiators. Under stairs cupboard.

### Conservatory

10' 9" x 9' 6" (3.28m x 2.90m)

UPVC French doors to rear.

## FIRST FLOOR

### Landing

Doors to bedrooms and bathroom. Airing cupboard containing the hot water tank. Radiator. Loft access.

### Bedroom 1

11' 4" x 13' 8" (3.45m x 4.17m)

UPVC window. Radiator.

### Bedroom 2

9' 8" x 6' 9" (2.95m x 2.06m)

UPVC window to rear. Radiator.

### Bathroom.

6' 8" x 6' 8" (2.03m x 2.03m)







## **GARDEN**

Rear Garden - enclosed low maintenance sunny westerly garden.

## **DRIVEWAY**

1 Parking Space

Off road parking.



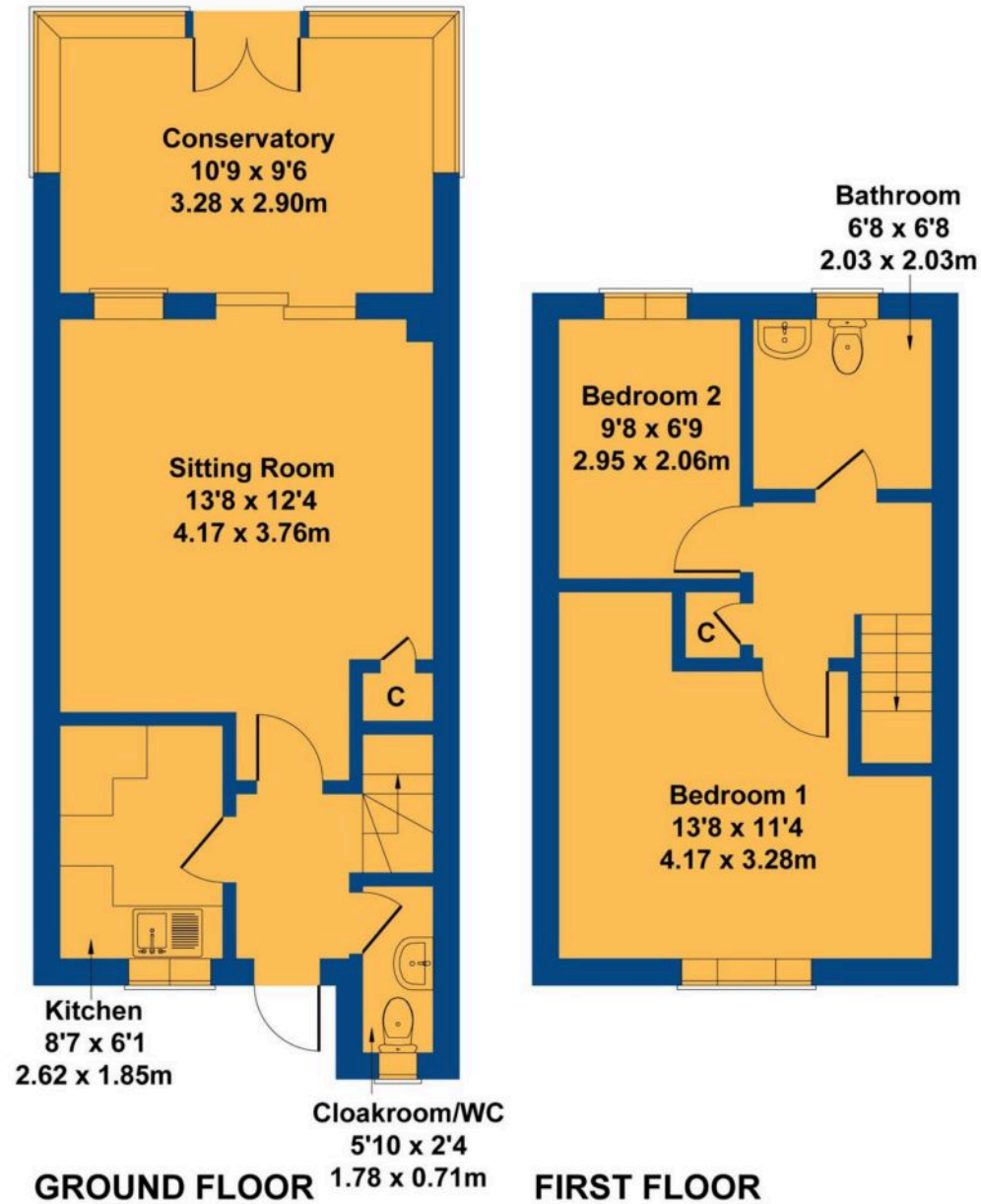






# 41 Lllys Dwynwen

Approximate Gross Internal Area  
818 sq ft - 76 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

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

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.