







## Tramore Fairfield Close

Llantwit Major, Llantwit Major

Rarely available on this quiet cul de sac, lies this semi detached family home - a short walk from the shops, amenities and schools of Llantwit Major, vale of Glamorgan, and withing easy reach of the Heritage Coastline and its beaches. The property briefly comprises to the ground floor; entrance hallway, sitting room and recently installed kitchen/diner. To the first floor there are three bedrooms and family bathroom. Outside there are gardens to the front and rear, with driveway for two cars and detached garage. Tramore enjoys gas central heating with a combination boiler, UPVC windows and doors with French doors to the rear, and solar panels (rented via Anesco). Viewings are recommended to fully appreciate the quiet position and room sizes. Potential to extend subject to the usual consents. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: EPC Environmental Impact Rating:

- SEMI DETACHED FAMILY HOME.
- 3 BEDROOMS.
- DRIVEWAY. GARAGE.
- EPC: B85.
- QUIET CUL DE SAC LOCATION.
- VERY POPULAR POSITION.
- CLOSE IS RARELY AVAILABLE.
- SOLAR PANELS.



## GROUND FLOOR

### Entrance Hallway

Radiator. UPVC opaque glazed front entrance door. Stairs to first floor. Door to sitting room.

### Sitting Room

13' 1" x 14' 8" (3.99m x 4.47m)

UPVC window to front. Door to kitchen/diner. Radiator. Under stairs cupboard.

### Kitchen/diner

9' 11" x 18' 0" (3.02m x 5.49m)

UPVC French doors to rear and UPVC window to rear. Radiator. Wood effect flooring. Down lighting. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Integrated electric oven. Partially tiled walls. Five burner gas hob with hood. Integrated dish washer, fridge freezer and washing machine. Ceramic sink with mixer tap.







## FIRST FLOOR

### Landing

Doors to bedrooms and family bathroom. UPVC opaque window to side. Linen cupboard. Loft access with ladder and partially boarded, with the combination boiler providing the central heating and hot water, recently fully insulated.

### Family Bathroom

7' 0" x 5' 8" (2.13m x 1.73m)

UPVC opaque window to rear. Low level WC. Pedestal wash hand basin. Vertical radiator. Panelled bath with mixer shower over and telephone style taps with mixer shower attachment. Ceramic wall tiles. Down lighting.

### Bedroom 1

10' 7" x 11' 2" (3.23m x 3.40m)

UPVC window to front. Radiator.

### Bedroom 2

11' 6" x 9' 10" (3.51m x 3.00m)

UPVC window to rear. Radiator. Built in wardrobe.

### Bedroom 3

7' 6" x 8' 3" (2.29m x 2.51m)

UPVC window to front. Radiator.





## GARDEN

Front - a mature garden laid to lawn with shrubs, trees etc. Gate to side. Rear Garden - An enclosed garden laid to lawn with paved area for table and chairs etc.

## GARAGE

Single Garage

Garage with an up and over door.

## DRIVEWAY

2 Parking Spaces

Driveway for 2 cars.



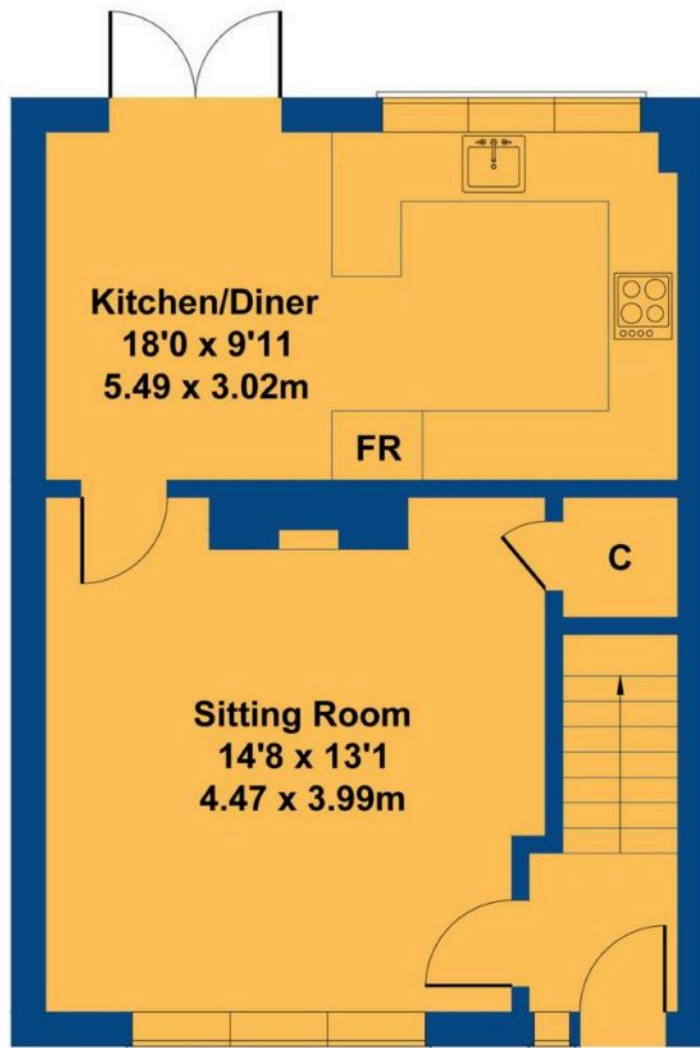




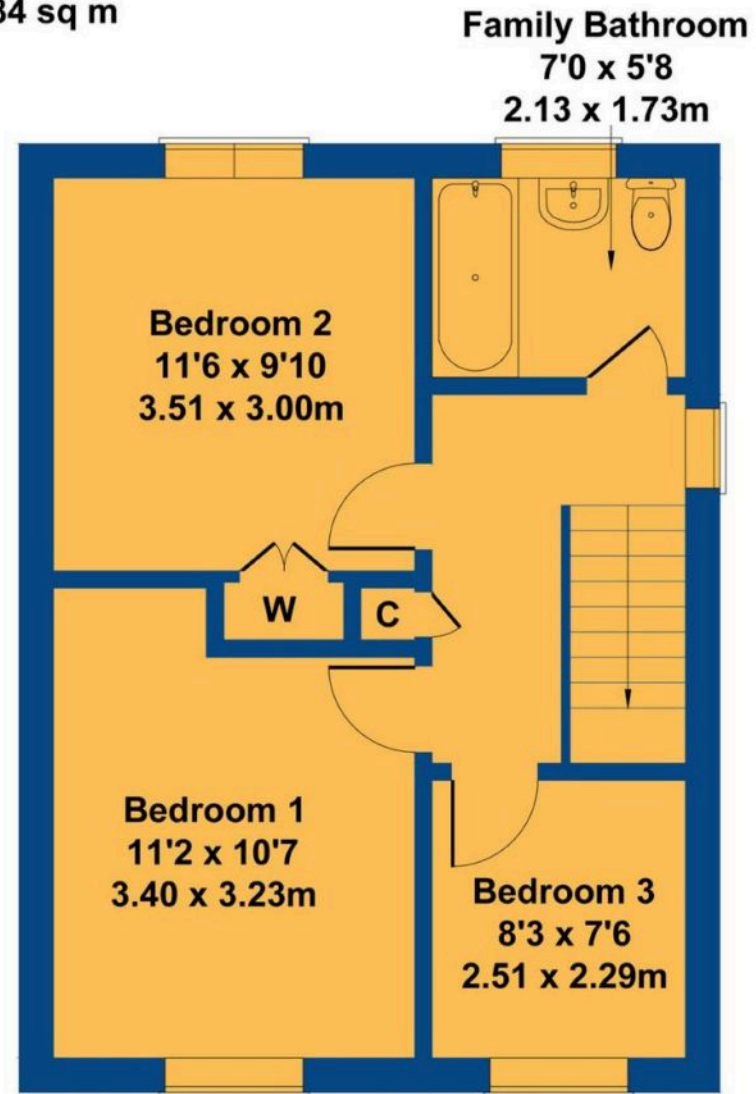


# Tramore

Approximate Gross Internal Area  
904 sq ft - 84 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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





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