



Enhanced with Alby STREET 360





## 8 Llys Dwynwen

Llantwit Major, Llantwit Major

A great opportunity to acquire this semi detached family home in a quiet cul de sac position, located in Llantwit Major, Vale of Glamorgan. Briefly the property comprises entrance hallway, sitting room, cloakroom/WC, and kitchen/diner to the ground floor. To the first floor there are three bedrooms, an EN-SUITE shower room and a family bathroom. Outside to the front is a garden area with a driveway for 2 cars and a garage, and an enclosed private garden to the rear. The property enjoys UPVC double glazed windows and GAS CENTRAL HEATING with a combination boiler. NO FORWARD CHAIN.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 3 BEDROOMS.
- GARAGE. DRIVEWAY.
- EPC TBC.
- EN-SUITE.
- PRIVATE REAR GARDEN.
- NO FORWARD CHAIN.
- POPULAR LOCATION.
- QUIET CUL DE SAC.







## GROUND FLOOR

### Entrance Hallway

Front entrance door. Doors to cloakroom/WC and sitting room. Stairs to first floor.

### Cloakroom/WC

5' 10" x 3' 4" (1.78m x 1.02m)

UPVC window to front. Radiator. Wash hand basin and low level WC.

### Sitting Room

14' 4" x 12' 3" (4.37m x 3.73m)

UPVC window to front. Radiator. Doors to kitchen/diner.

### Kitchen /Diner

15' 7" x 10' 7" (4.75m x 3.23m)

UPVC window and French doors to rear. Under stairs cupboard. Space for dining room table and chairs. Fully fitted kitchen comprising eye level units base units with drawers and works surfaces over. Inset sink with mixer tap. Electric hob and oven. Space for white goods.





## FIRST FLOOR

### Landing

Doors to bedrooms and bathroom.

### Bedroom 1

12' 5" x 9' 9" (3.79m x 2.97m)

UPVC window to front. Door to en-suite. Radiator.

### En-Suite

6' 1" x 5' 9" (1.85m x 1.75m)

Shower enclosure. Wash hand basin. UPVC window.

Low level WC.

### Bedroom 2

7' 11" x 9' 5" (2.41m x 2.87m)

UPVC window to rear. Radiator.

### Bedroom 3

6' 1" x 8' 10" (1.85m x 2.69m)

UPVC window to rear. Radiator.

### Family Bathroom

5' 7" x 6' 5" (1.70m x 1.96m)

Panelled bath. Low level WC. Wash hand basin. UPVC window. Radiator.







#### **GARDEN**

Front - low maintenance area. Rear - enclosed private garden laid to lawn.

#### **GARAGE**

Single Garage

garage with up and over door for 1 car.

#### **DRIVEWAY**

1 Parking Space

Driveway for 2 cars.











## Chris Davies Estate Agents

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