





31 Shakespeare Drive

Llantwit Major, Llantwit Major

A unique opportunity to acquire a end of link home in need of modernising, overlooking countryside. Located in a quiet no through road in Llantwit Major, Vale of Glamorgan within walking distance of local shops, schools, amenities and the Heritage Coastline and beaches. The property comprises; entrance hallway, sitting room and kitchen to the ground floor. To the first floor are two bedrooms and a bathroom. Outside there are gardens to the front and rear, with two allocated parking spaces to the side. 31 Shakespeare Drive enjoys gas central heating and no forward chain. An ideal first time buyer or investment property, ready for someone to put their own stamp on the property. Viewings recommended. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- END OF LINK HOME.
- 2 BEDROOMS.
- GCH. NO FORWARD CHAIN.
- 2 PARKING SPACES.
- IDEAL FIRST TIME BUY.
- COUNTRYSIDE VIEWS.
- IN NEED OF RENOVATION.





GROUND FLOOR

Hallway

Front entrance door. Door to sitting room. Stairs to first floor.

Sitting Room

15' 1" x 12' 11" (4.60m x 3.94m)

Window to front. Door to kitchen. Radiator.

Kitchen

13' 1" x 7' 3" (3.99m x 2.21m)

Fitted kitchen. Window and door to rear. Radiator. Gas boiler providing the central heating. Stainless steel sink. Space for white goods and cooker.

FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Airing cupboard with hot water tank. Loft access.

Bathroom

6' 3" x 6' 5" (1.91m x 1.96m)

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

Bedroom 1

9' 10" x 11' 5" (3.00m x 3.48m)

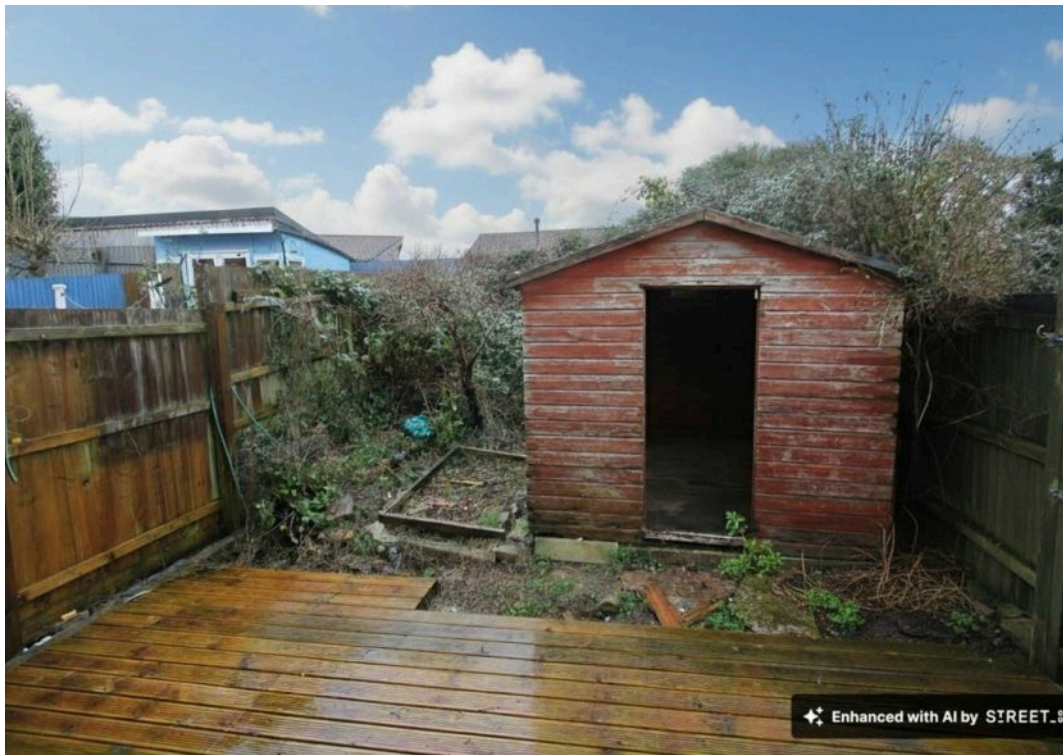
Window to front. Built in wardrobe. Radiator.

Bedroom 2

9' 10" x 6' 4" (3.00m x 1.93m)

Window to rear. Radiator.







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/

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.