

Images Coming Soon...



Malus Avenue, offers in the region of £240,000

- Ideal First Time Opportunity
- Sought After Location
- Modern Throughout
- Off Road Parking
- Rear Garden
- EPC Rating: C

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About the property

Discover the perfect blend of comfort and convenience with this stunning two-bedroom semi-detached house located in the charming community of Llantwit Fardre. This beautifully presented home boasts two generously sized bedrooms, providing ample space for relaxation and personalisation. The modern decor throughout the property creates a warm and inviting atmosphere, making it an ideal retreat for families or first-time buyers looking to settle in a vibrant neighbourhood.

The exterior of the property is equally impressive, featuring a driveway that offers off-road parking for your convenience. Step outside to enjoy the front and rear gardens, perfect for outdoor entertaining, gardening, or simply soaking up the sun. The well-maintained outdoor spaces enhance the overall appeal of the home, providing a serene environment for both relaxation and recreation.

Situated in close proximity to local shops, schools, and essential amenities, this property offers the ultimate in convenience. Whether you're running errands or seeking educational opportunities for your children, everything you need is just a stone's throw away. Don't miss the chance to make this delightful house your new home—schedule a viewing today and experience the charm of Llantwit Fardre for yourself!

Accommodation

Ground Floor

Lounge

13' 8" max x 13' 6" max (4.17m max x 4.11m max)

Kitchen/ Diner

13' 7" max x 8' 4" max (4.14m max x 2.54m max)

First Floor

Landing

Loft access which is part boarded for storage, airing cupboard where boiler is housed.

Bedroom 1

11' 6" max x 9' 8" max (3.51m max x 2.95m max)
wardrobe storage and storage cupboard.

Bedroom 2

9' 4" max x 7' 5" max (2.84m max x 2.26m max)
Wardrobe storage.

Shower Room

Shower unit, wash hand basin and w.c.

Outside

Front

A drive way creating off road parking and side access to rear.

Rear

Fully enclosed rear garden, with decked area, lawn area and side access to front.

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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