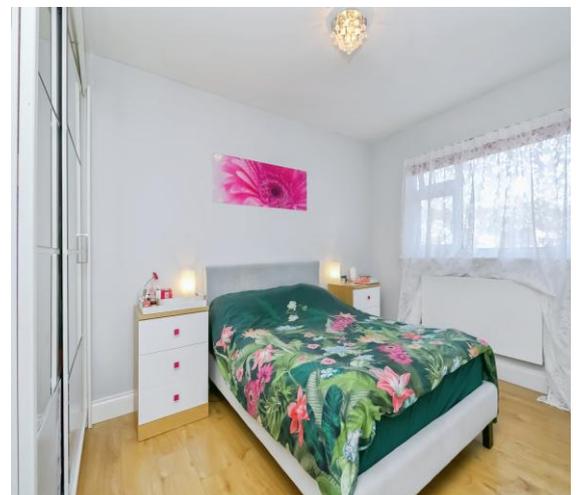




## Fairfield Rise, Llantwit Major

**£375,000**

- Extended three bedroom semi detached bungalow
- Short walking distance to Llantwit Major town centre, amenities, schools & train station
- Stunning rear extension with feature roof lantern providing exceptional natural light
- Spacious kitchen/diner ideal for family living and entertaining
- Additional utility area
- Contemporary four piece bathroom
- Fully enclosed generous south facing rear garden
- Off road parking for at least three vehicles
- EPC Rating: Awaiting



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## About the property

This extended three bedroom semi detached true bungalow is ideally situated in the heart of Llantwit Major, just a short walk from the town centre with its excellent range of amenities, schools, and train station. Thoughtfully enhanced with a rear extension featuring a stunning roof lantern, the property offers a bright, inviting space perfect for family living and entertaining.

Arranged across one level, the accommodation comprises a welcoming entrance hall, a comfortable lounge, a spacious kitchen/diner, a useful utility area, a contemporary four piece bathroom, and three well proportioned bedrooms.

Externally, the bungalow enjoys a fully enclosed generous south facing rear garden, providing a sunny and private outdoor space. To the front, there is off road parking for at least three vehicles, adding to the overall convenience of this fantastic home.

This is a superb opportunity to acquire a versatile and beautifully presented bungalow in a sought after location.





## Accommodation

### Hallway

Entered via composite front door with doors leading into all bedrooms, bathroom and lounge.

### Kitchen / Dining Room

18' 11" x 9' 11" ( 5.77m x 3.02m )

Fully fitted Wren kitchen with a range of modern units and contrasting work surfaces over. Feature purpose built housing for American style fridge/freezer with useful built in shelving each side and large door-fronted storage above. Large feature roof lantern flooding the space with light. UPVC window and patio doors leading out to the rear. Built-in range style oven with gas hob and extractor hood over. Integrated dish washer. Dining area with plenty of space for furniture and open plan through into lounge.

### Lounge

16' 9" x 12' 2" ( 5.11m x 3.71m )

Feature electric fire, radiator, aerial connection.

### Utility Area

10' x 7' 7" ( 3.05m x 2.31m )

cupboard with space and plumbing for white goods and generous shelving. Composite door to the side of the property (could also be used as main entrance into the property).

### Bedroom One

13' 4" x 9' 8" ( 4.06m x 2.95m )

UPVC window to the front. Radiator, ceiling light, aerial connection.

### Bedroom Two

10' 2" x 9' 9" ( 3.10m x 2.97m )

UPVC window to the front. Radiator, aerial connection.

### Bedroom Three

9' 11" x 7' ( 3.02m x 2.13m )

UPVC window to the side. Radiator, aerial connection.

### Bathroom

Fitted with a three piece suite comprising; low level WC, wash hand basin set into vanity unit and free standing bath. Walk-in shower. UPVC obscured window to the side. Tiled to walls and flooring. Built in airing cupboard, radiator and chrome towel radiator.

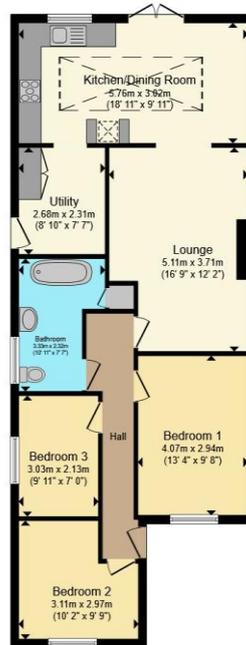
### Front Garden

The front of the property is low maintenance laid to patio with a driveway providing parking for multiple vehicles.

### Rear Garden

Fully enclosed private south facing garden laid to patio providing space for dining furniture and artificial grass beyond. Gated access to further garden area at the rear laid to lawn with mature shrubs and trees.

## Floorplan



**Floor Plan**

Total floor area 85.4 m<sup>2</sup> (919 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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