

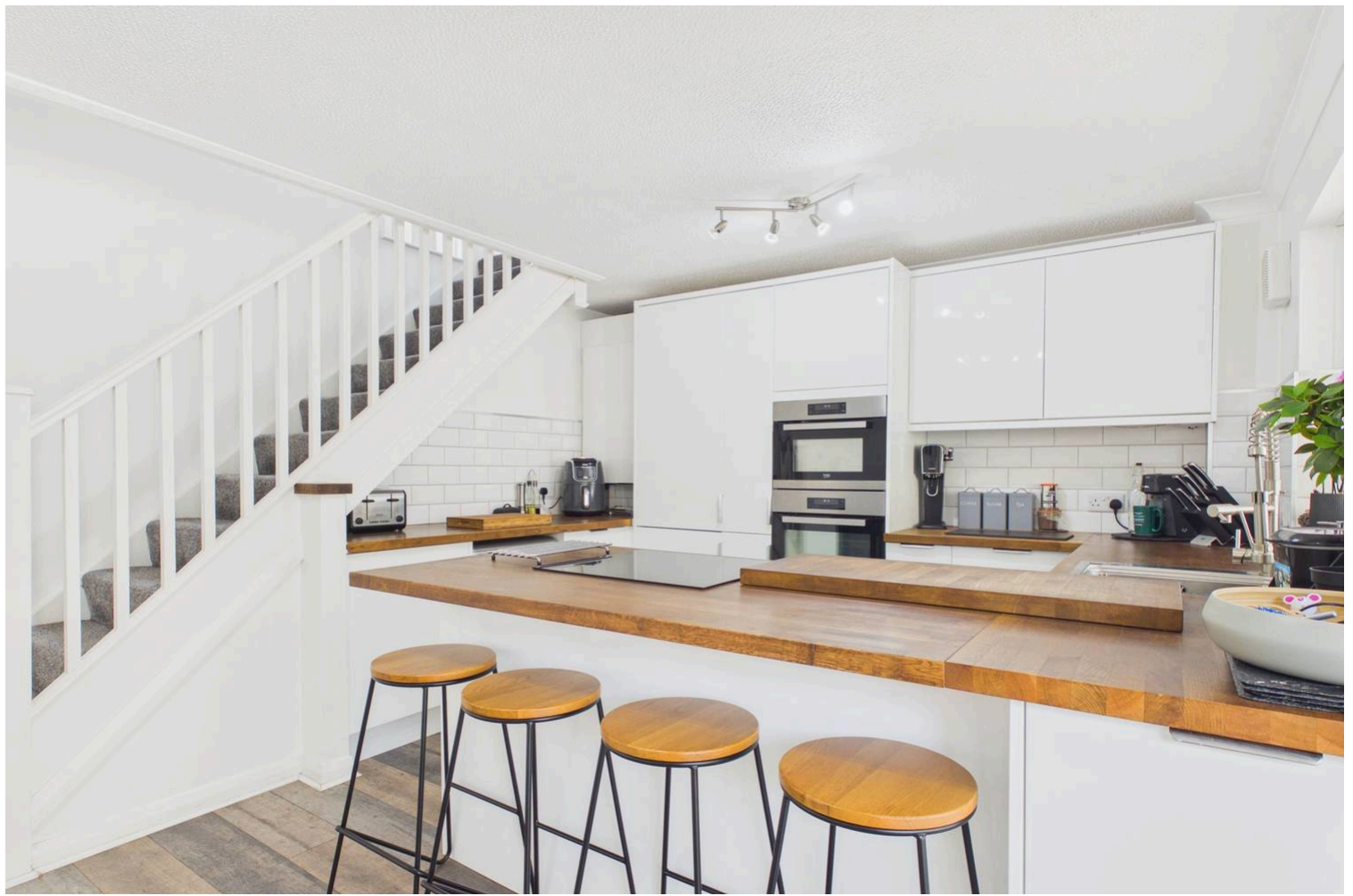


## 3 Llys Dewi, Llantwit Major

£299,950 Freehold

SEMI DETACHED HOME. • 3 BEDROOMS. EPC TBC. • DRIVEWAY FOR 4 CARS. • SUPERB KITCHEN/BREAKFAST. • CONSERVATORY. • GCH COMBI. UPVC. • NO FORWARD CHAIN. • PRIVATE SUNNY REAR GARDEN. • POPULAR MATURE LOCATION.





DRIVEWAY FOR 4 CARS with this semi detached home in a quiet mature position of Llantwit Major, Vale of Glamorgan. Briefly the property comprises entrance porch, sitting room, superb kitchen/breakfast room with sold OAK WORKTOPS, and CONSERVATORY to the ground floor. To the first floor there are three bedrooms and shower room. Outside to the front is impressive off road parking with driveway and parking area for 4 cars, and an enclosed private low maintenance garden to the rear with CABIN/OUTBUILDING (with lighting and power). The property enjoys UPVC double glazed windows and GAS CENTRAL HEATING with a combination boiler. NO FORWARD CHAIN. 3 Llys Dewi is within walking distance of the local shops, schools, amenities, train and bus stations of the town, and within easy reach of the Heritage Coastline and beaches. Viewings recommended to fully appreciate the location and presentation.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





## GROUND FLOOR

### Entrance Porch

Front entrance door. Door to sitting room.

### Sitting Room

15' 7" x 10' 1" (4.75m x 3.07m)

UPVC window to front. Door to kitchen/breakfast room.

Radiator.

### Kitchen/Breakfast Room.

15' 7" x 13' 1" (4.75m x 3.99m)

Fully fitted kitchen comprising eye level units base units with drawers and solid oak work surfaces over. Breakfast bar. Opening to conservatory. UPVC window to rear. Space for white goods. Induction hob. Combination oven and microwave. Radiator. Stairs to first floor.

### Conservatory

11' 5" x 12' 3" (3.48m x 3.73m)

UPVC French doors to the rear. Solid Composite roof.





## FIRST FLOOR

### Landing

Doors to bedrooms and shower room.

### Bedroom 1

9' 1" x 9' 8" (2.77m x 2.95m)

UPVC window. Radiator.

### Bedroom 2

7' 9" x 10' 1" (2.36m x 3.07m)

UPVC window. Radiator.

### Bedroom 3

7' 7" x 6' 11" (2.31m x 2.11m)

UPVC window. Radiator.

### Shower Room

6' 6" x 5' 8" (1.98m x 1.73m)

UPVC window. Low level WC. Ceramic wash hand basin.  
Shower enclosure with mixer shower. Radiator.





Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**

81.7 m<sup>2</sup>  
880 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

**GARDEN**

Rear Garden - Enclosed low maintenance sunny garden with gate to side and large cabin/outbuilding (power and lighting).



**blackbear**