



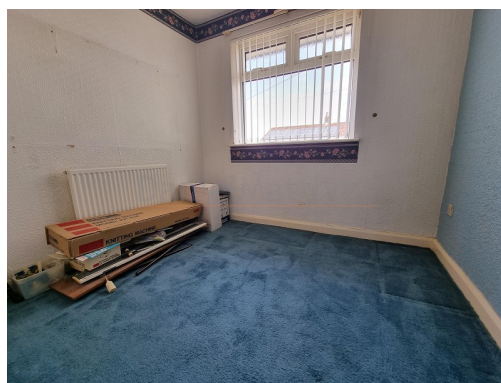
Fairfield Rise, Llantwit Major, The Vale Of Glamorgan. CF61 2XG

£250,000



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DanielMatthew
ESTATE AGENTS



Fairfield Rise, Llantwit Major, The Vale Of Glamorgan. CF61 2XG

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Daniel Matthew are pleased to offer for sale this three bedroom semi detached property situated in Llantwit Major, The property is now ready for some modernisation. Close to the town centre with all its local amenities such as schools, shops and local train station, Property comprises porch, hallway, two reception rooms and kitchen. To the first floor three bedrooms and family bathroom, further benefits are UPVC double glazing throughout, gas central heating, driveway, garage/workshop and enclosed rear garden. Offered for sale with no ongoing chain. Please call our team on 01446 502806 to view



Entrance Porch

Enter via a UPVC glazed door into porch, fitted carpet, gas meter, wall mounted shelves, glazed door with glazed side panel entering into hallway.

Hallway

Fitted carpet, radiator, open plan stair case leading to first floor with hand rail, glazed door leading into Lounge.

Lounge (14' 10" Max x 11' 0") or (4.52m Max x 3.35m)

Fitted carpet, radiator, large picture window to front aspect, with vertical blinds. Glass doors leading into dining room.

Dining Room (10' 05" x 9' 08") or (3.18m x 2.95m)

fitted carpet, radiator, sliding patio doors leading to rear garden, coved and textured ceiling, door leading to kitchen.

Kitchen (11' 04" x 10' 10") or (3.45m x 3.30m)

Ceramic tiled flooring, a range of wall and base units with complimentary work surfaces, inset one and a half bowl stainless steel sink with drainer and mixer tap over, built in electric oven and four ring electric hob, space for fridge, plumbing for washing machine, radiator. window to rear. Half glazed door giving access into the lean-to which has artificial lawn, washing line. Poly carbonate roofing, gate giving access to side. Further double gates giving access to rear garden.

Landing

Fitted carpet, balustrade, paper ceiling, loft access, panelled doors leading into;-

Bedroom One (12' 08" x 11' 05") or (3.86m x 3.48m)

UPVC double glazed window to front aspect, built in double wardrobe with sliding mirrored doors, fitted carpet, radiator.

Bedroom Two (12' 08" x 9' 09") or (3.86m x 2.97m)

UPVC double glazed window over looking the garden to the rear aspect, built in cupboard with shelving and wall mounted combi boiler, fitted carpet, radiator,

Bedroom Three (8' 02" x 7' 10") or (2.49m x 2.39m)

UPVC double glazed window to front aspect, papered ceiling, fitted carpet, built in wardrobe, radiator.

Wet Room (8' 0" x 6' 0") or (2.44m x 1.83m)

Ceramic tiled flooring, wet room, UPVC double glazed obscured window to rear aspect with roller blind to remain, plastered ceiling with recess lighting, ceramic tiled flooring and walls, a concealed back low level WC, wash hand basin inset into a vanity unit, single shower cubicle with mains over head.

Outside

Front - Driveway leading to garage/workshop. Brick boundaries, paved patio area, low maintenance, mature shrubs to boarder.

Garage/Workshop - up and over door, UPVC window to side aspect, door leading to rear garden.

Rear - mainly laid to lawn, enclosed, paved patio area, mature shrubs and flower beds.

Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure

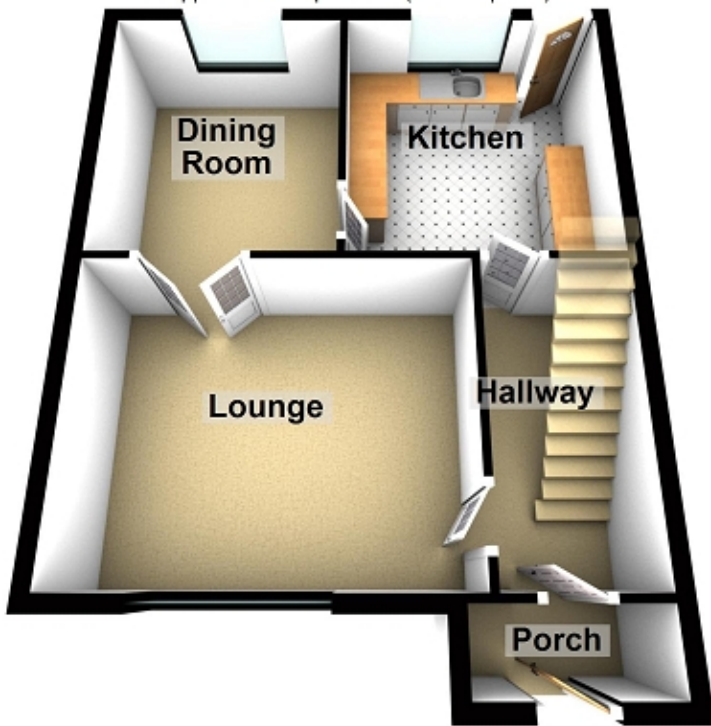
The resale tenure for this property is Freehold





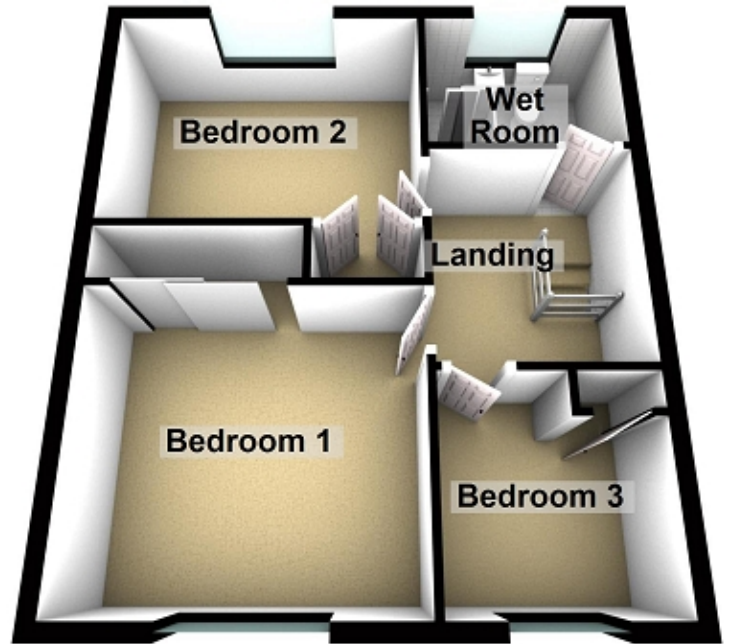
Ground Floor

Approx. 47.9 sq. metres (515.4 sq. feet)




First Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



Total area: approx. 93.8 sq. metres (1009.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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