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8 Tresilian Close  
Llantwit Major, The Vale Of  
Glamorgan, CF61 1QX



## 8 Tresilian Close

Asking price **£275,000**

Three bedroom semi detached family with parking and single garage, within walking distance of Llantwit beach, heritage coastal path, train station and town centre amenities.

Well located, three bedroom semi detached family home with potential to improve

Hallway, living room, dining room, kitchen

Landing, 3 bedrooms, family bathroom

Lawned front and rear gardens, single garage and off road parking

Within walking distance of Llantwit Major beach, heritage coastal paths, train station and town centre amenities





Three bedroom semi detached family house with parking and single garage in need of modernisation, within walking distance of Llantwit beach, heritage coastal path, train station and town centre amenities.

Covered entrance porch with storage cupboard off, UPVC double glazed door to HALLWAY (10'8" x 6'2") staircase to first floor with under stairs cupboard, double glazed window to side elevation. LIVING ROOM (14' x 10'6") timber effect laminate floor and double glazed window to front garden, open plan to DINING ROOM (11' x 9'8") timber

effect laminate floor, double glazed window to rear garden, connecting door to KITCHEN (11' x 7'2") range of fitted base and wall cupboards with timber roll top work surface and stainless steel sink and drainage, cooker to remain, space and plumbing for washing machine and fridge/freezer, wall mounted Vaillant central heating boiler, double glazed windows to side and rear with door to rear garden.

Staircase from hallway to first floor LANDING (6'3" x 10'6") L shaped with double glazed window to side elevation, doors to BEDROOM 1 (12'10" x 10'1") double glazed window to front garden and across

'The Beach Road', recessed airing cupboard with copper cylinder tank. BEDROOM 2 (11'9" x 10'6") double glazed window to rear elevation. BEDROOM 3 (9'4" x 6'6" max) built in cupboard and double glazed window to front. BATHROOM coloured suite including low level WC, pedestal wash hand basin and panelled bath, part tiled walls, tile effect cushion floor and frosted double glazed window.

A path overlooking The Beach Road extends from the top of the close to the front of the property. Front lawn and stepped path to front door, side gate and pathway to rear garden. Rear garden is laid to lawn with a gate into Tresilian Close, where there is also a short single parking space and access to single garage with up and over door.

# AWAITING FLOORPLANS





### Directions

From our Cowbridge office travel on the B4270 Llantwit Major Road. At the junction turn left, proceed over the roundabout towards the town centre. Proceed onto Commercial Street then onto Colhugh Street. After 500 metres, turn left onto Ham Lane South. Turn almost immediately right onto Tresilian Close and follow the road as it bears right, where the rear of No.8 can be found on your right hand side.

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity  
Council Tax Band D  
EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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59 High Street, Cowbridge, Vale of  
Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926



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