





## 11 Stallcourt Avenue

Llantwit Major, Llantwit Major

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 3 BEDROOMS. EPC C71.
- SITTING/DINING ROOM
- UPVC. GCH COMBI.
- DRIVEWAY. GARAGE.
- NO FORWARD CHAIN.
- SOUGHT AFTER LOCATION.





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Llantwit Major, Llantwit Major

In one of the most popular locations of Llantwit Major, Vale of Glamorgan stands this well presented semi detached property with sunny rear garden and no forward chain. The property briefly comprises entrance hallway, W/C, sitting/dining room and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside is an impressive driveway, and an enclosed well maintained gardens to the front and rear. The property enjoys gas central heating with a combination boiler and UPVC doors and windows. Stallcourt Avenue is walking distance to shops, amenities and schools, and within easy reach of the Heritage Coastline and beach. Viewings are highly recommended.

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## GROUND FLOOR

### Entrance Hallway

Radiator. Doors to sitting/dining room, cloakroom/WC and kitchen. Stairs to first floor. Ceramic floor tiles. Opaque glazed front entrance door with porch.

### Sitting/Dining Room

15' 1" x 22' 1" (4.60m x 6.73m)

UPVC window to front. Radiators. Ceramic floor tiles. UPVC French doors to rear.

### Kitchen

13' 3" x 7' 11" (4.04m x 2.41m)

UPVC opaque glazed door to rear. Ceramic floor tiles. Space for white goods. Eye level oven and grill. Inset gas hob. One and half bowl sink with mixer tap. UPVC windows to rear and side. Down lighting. Radiator. Ceramic wall tiles.





## FIRST FLOOR

### Landing

Doors to bedrooms and family bathroom. Linen cupboard. Loft access with pull down ladder. UPVC window to side with distant views.

### Family Bathroom

5' 5" x 6' 7" (1.65m x 2.01m)

Pedestal wash hand basin with mixer tap. Low level WC. Panelled bath with mixer shower. Ceramic wall tiles. Ceramic floor tiles. Radiator.

### Bedroom 1

13' 11" x 10' 2" (4.24m x 3.10m)

UPVC window to rear. Radiator. Airing cupboard with wall mounted combination boiler providing the central heating and hot water.

### Bedroom 2

9' 11" x 8' 5" (3.02m x 2.57m)

UPVC window to rear. Radiator.

### Bedroom 3

11' 8" x 10' 9" (3.56m x 3.28m)

UPVC window to front. Radiator.







## GARDEN

Front - enclosed and laid to lawn. Impressive driveway providing ample off road parking. Water tap. Rear Garden - An enclosed garden laid to lawn. Paved area for table and chairs. Detached garage.

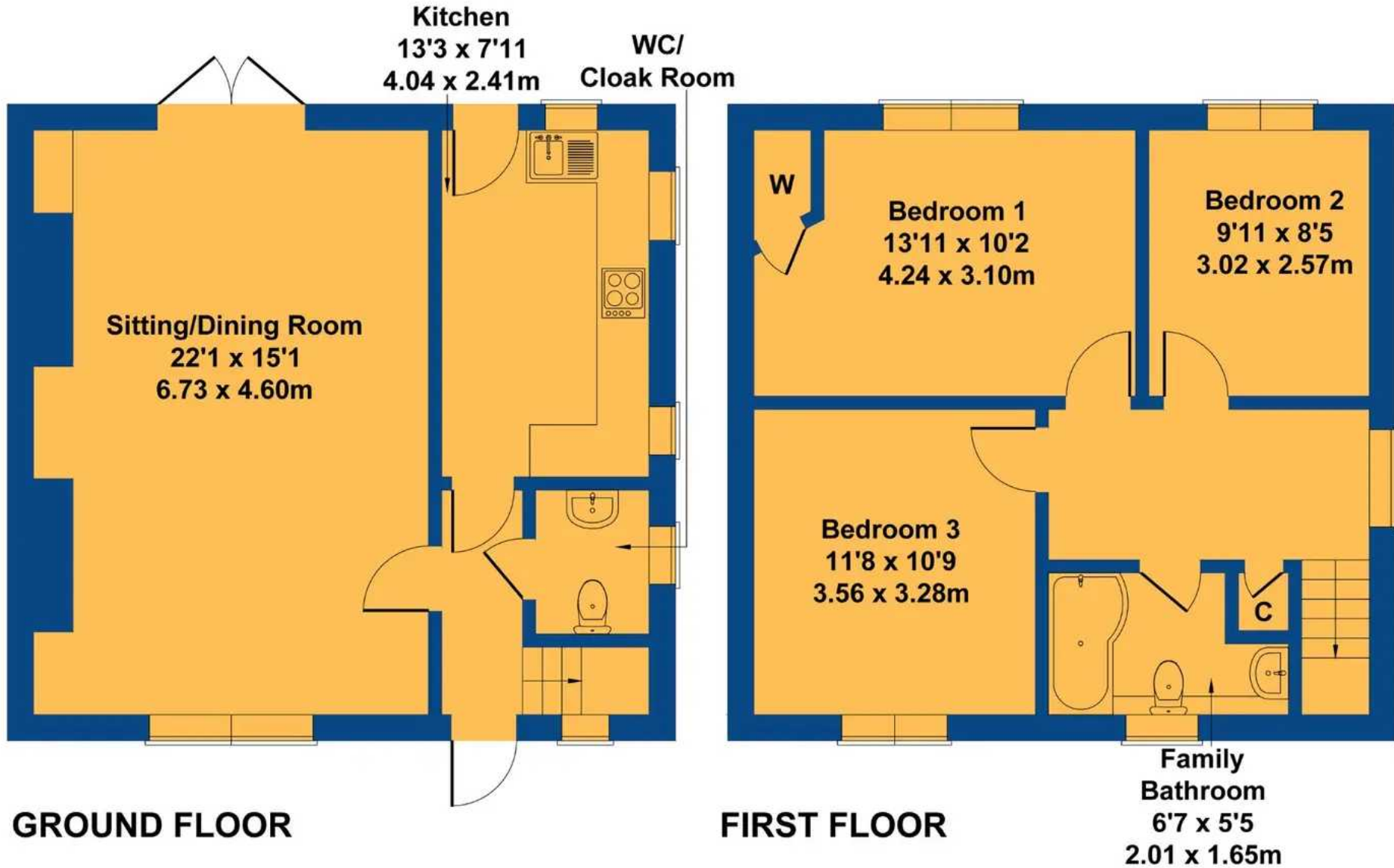






# 11 Stallcourt Avenue

Approximate Gross Internal Area  
1050 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2023  
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## Chris Davies Estate Agents

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