

18 St. Davids Avenue, Llantwit Major  
£289,950



## 18 St. Davids Avenue

Llantwit Major, Llantwit Major

This VERY WELL PRESENTED mid terraced home with OUTBUILDING is located in a well respected mature road in the historic town of Llantwit Major, walking distance of local shops, schools, amenities, and within easy reach of the nearby heritage coastline. The current owners have made many improvements since owning the property. Briefly 18 St Davids Avenue comprises entrance porch and hallway, sitting room with LOG BURNER, kitchen/diner, and CONSERVATORY to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside there is an impressive driveway which will park up to FOUR CARS, whilst to the rear an impressive garden laid to lawn with patio area, summerhouse, and a very useful OUTBUILDING/WORKSHOP. The property enjoys UPVC windows and doors and gas central heating with a COMBINATION BOILER. Viewings are highly recommended to fully appreciate the presentation throughout and SOUGHT AFTER LOCATION. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D

- TRADITIONAL TERRACED HOME.
- 3 BEDS. CONSERVATORY.
- 4 CAR DRIVEWAY. EPC D63.
- IMPRESSIVE OUTBUILDING.
- GCH COMBI. LOG BURNER.
- SUNNY GARDEN WITH PATIO.
- SOUGHT AFTER LOCATION.



## GROUND FLOOR.

### Entrance Porch

UPVC opaque glazed front entrance door. UPVC window to front. UPVC patio doors to entrance hallway.

### Entrance Hallway.

Stairs to first floor. Wood effect flooring. Door to sitting room and kitchen/diner.

### Sitting Room.

Dimensions: 14' 4" x 11' 6" (4.37m x 3.50m). uPVC window to front. Vertical radiator. Wood effect flooring. Log burner with slate hearth.

### Kitchen/Diner.

Dimensions: 17' 7" x 8' 0" (5.36m x 2.44m). uPVC window to rear. Vertical radiator. UPVC French doors to conservatory. Space for dining room table and chairs. Wood effect flooring. Inset one and a half bowl stainless steel sink with mixer tap. Fully fitted kitchen comprising eye level and base units with work surfaces over. Integrated dishwasher. Down lighting. Door to Cloakroom/WC. Space for washing machine. Space for electric cooker. (gas point also available). Space for fridge freezer.

### Conservatory.

Dimensions: 11' 9" x 8' 2" (3.58m x 2.49m). Wood effect flooring. uPVC patio doors to rear. Radiator.

## FIRST FLOOR.

### Landing.

Loft access. Doors to bedrooms and bathroom.

### Bedroom One.

Dimensions: 14' 3" x 11' 8" (4.34m x 3.55m). uPVC window to front. Radiator. Airing cupboard containing the wall mounted combination boiler providing the central heating and hot water. Built-in wardrobe. Built-in chest of drawers.





**Bedroom Two.**

Dimensions: 13' 9" x 8' 2" (4.19m x 2.49m). uPVC window to rear. Radiator.

**Bedroom Three.**

Dimensions: 9' 5" x 6' 10" (2.87m x 2.08m). uPVC window to front. Radiator.

**Family Bathroom.**

Dimensions: 8' 1" x 5' 8" (2.46m x 1.73m). uPVC opaque window to rear. Wash hand basin with mixer tap. Low level WC. Panelled bath with telephone style mixer shower. Vertical radiator. Down lighting.

**OUTSIDE.**

**Front Garden.**

Shared path to side providing access to the rear garden. Driveway for up to four cars.

**Rear Garden.**

Dimensions: 78' 0" long x 23' 0" wide (23.76m long x 7.01m wide).. An enclosed garden laid mainly to lawn. Paved area providing a space for table and chairs etc. Water tap. Raised border with mature shrubs etc. Gate to rear providing access via open green space and access to Ham Lane South. Summer house.



**Outbuilding/Workshop.**

Dimensions: 19' 1" x 10' 6" (5.81m x 3.20m). uPVC opaque window to rear and front. Power and lighting. uPVC opaque French doors to front.

**Cloakroom/WC**

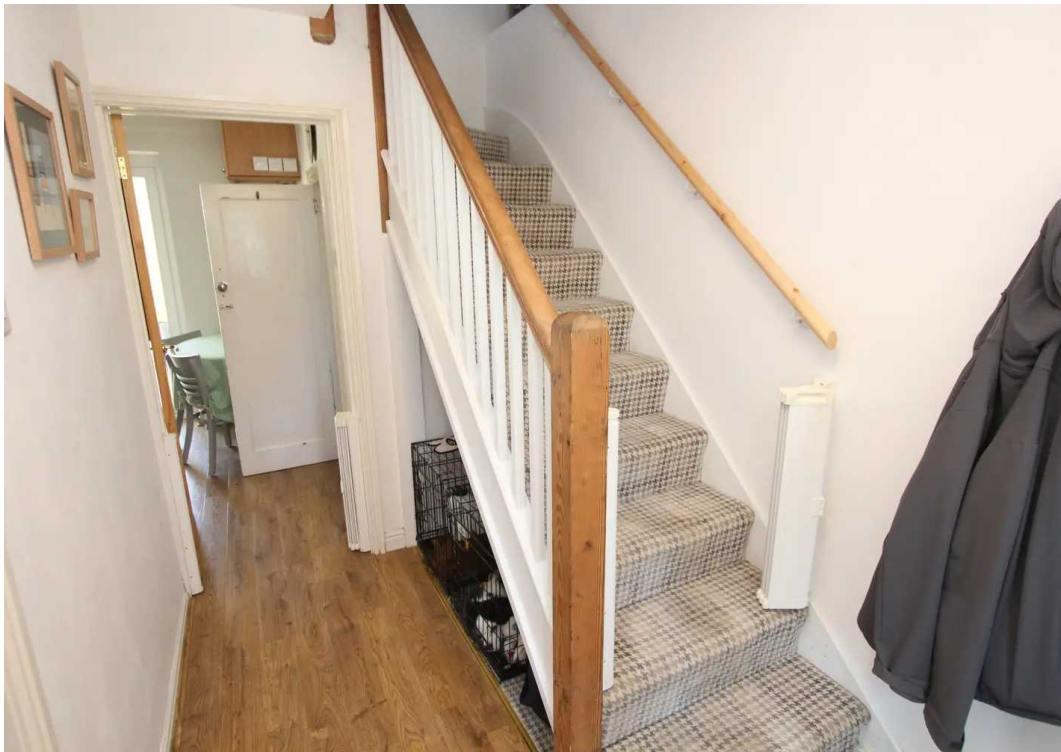
UPVC opaque window to rear. Low level WC with integrated wash hand basin with mixer tap. . Vertical radiator.



**DRIVEWAY**

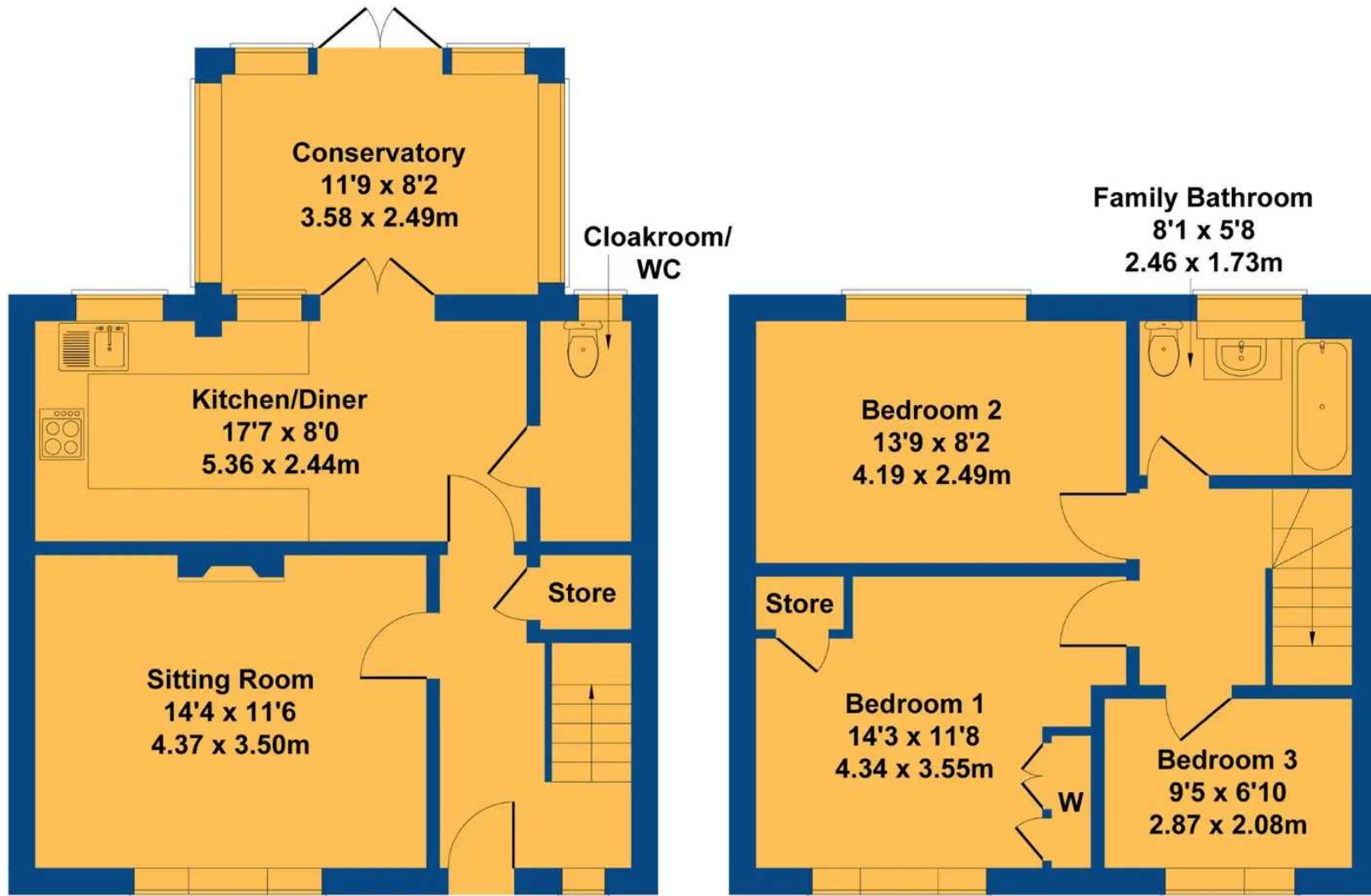
4 Parking Spaces





# 18 St Davids Avenue

Approximate Gross Internal Area  
1001 sq ft - 93 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



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