





23 Fairfield Rise

Llantwit Major, Llantwit Major

- SEMI DETACHED BUNGALOW.
- NO FORWARD CHAIN.
- IN NEED OF RENOVATION THROUGHOUT.
- IMPRESSIVE GARDEN TO REAR.
- SUPERB OPPORTUNITY.
- 3 BEDROOMS. EPC E48.





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Llantwit Major, Llantwit Major

IMPRESSIVE GARDEN PLOT with this semi detached bungalow, in need of renovation throughout, in a mature and well respected location of Llantwit Major, walking distance from local shops, schools and amenities and within easy reach of the Heritage Coastline and beaches. Briefly the property comprises entrance porch, kitchen, sitting/dining room, three bedrooms and a shower room. Outside there are enclosed level gardens to the front and rear with a driveway and garage. 23 Fairfield Rise enjoys UPVC windows, potential to convert the attic, mains gas (currently no central heating system in place) and no forward chain. Please note probate is in. Viewings are recommended to appreciate the garden and potential to modernise the property. A rare opportunity. Please note due to there being no heating or working kitchen, a mortgage lender may not lend on this property - please consult your mortgage broker for advice. Please note due to there being no heating or working kitchen, a mortgage lender may not lend on this property - please consult your mortgage broker for advice.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

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Entrance Hallway

UPVC opaque glazed front entrance door. Opaque glazed door to kitchen.

Kitchen

7' 9" x 14' 11" (2.36m x 4.55m)

UPVC window to side.

Sitting/Dining Room

12' 9" x 16' 8" (3.89m x 5.08m)

UPVC window to front. Opening to hallway. Openings to shower room and bedrooms.

Shower Room

6' 7" x 5' 11" (2.01m x 1.80m)

UPVC opaque window to side. Low level WC. Shower enclosure with mixer shower. Wash hand basin with mixer tap. Vertical radiator. Please note currently the shower room is not functional.

Bedroom 1

13' 5" x 10' 0" (4.09m x 3.05m)

UPVC window to rear.

Bedroom 2

10' 11" x 11' 0" (3.33m x 3.35m)

Patio doors to rear.

Bedroom 3

9' 7" x 7' 3" (2.92m x 2.21m)

UPVC window to side.





GARDEN

Front - enclosed garden laid to lawn. Rear garden - an impressive garden (possibly two titles for the land) with greenhouse, mature trees and pond.

GARAGE

Single Garage

Detached garage with up and over door. Driveway providing ample off road parking.





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Approximate Gross Internal Area
829 sq ft - 77 sq m



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



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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.