





51 Illtyd Avenue

Llantwit Major, Llantwit Major

In a popular SOUGHT AFTER location of Llantwit Major, Vale of Glamorgan stands this traditional mid terraced property with an IMPRESSIVE REAR GARDEN. The property briefly comprises entrance hallway, sitting room, kitchen/diner and utility room to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside is a garden to the front with driveway, and an impressive enclosed rear garden. The property enjoys UPVC double glazed windows and doors, and LOG BURNER (which generates the central heating system) to the kitchen/diner. Lovely walk to the beach and within easy reach of shops and schools. NO FORWARD CHAIN. Please note, mains gas is available on the road.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- MID TERRACED HOME.
- 3 BEDS. KITCHEN/DINER.
- IMPRESSIVE REAR GARDEN.
- NO CHAIN. LOG BURNER.
- SOUGHT AFTER LOCATION.
- UPVC. UTILITY. EPC E52.





GROUND FLOOR

Entrance Hallway

Stairs to first floor. Doors leading to sitting room and kitchen/diner.

Sitting Room

Dimensions: 15' 3" x 11' 11" (4.64m x 3.63m). uPVC window to front and rear. Radiator. Pine fire surround with free standing electric coat effect fire.

Kitchen/Dining Room

Dimensions: 15' 2" x 10' 5" (4.62m x 3.17m). uPVC window to front and rear. Fully fitted kitchen comprising eye level and base units with work surfaces over. Inset one and a half bowl sink and mixer tap. Integrated electric cooker. Partially tiled walls. Fireplace with log burning stove and back boiler providing central heating and hot water. Vinyl Floor covering.

Utility Room

Dimensions: 7' 11" x 5' 11" (2.41m x 1.80m). Plumbing for washing machine and space for white goods. uPVC door to rear garden.





FIRST FLOOR

Landing

uPVC window to rear. Radiator. Doors to bedrooms and bathroom.

Bedroom 1

Dimensions: 10' 0" x 13' 11" (3.05m x 4.24m). uPVC window to front. Airing cupboard containing lagged tank. (Room measurements into recess)

Bedroom 2

Dimensions: 12' 0" x 6' 10" (3.65m x 2.08m). uPVC window to front. Radiator. Over stairs cupboard.

Bedroom 3

Dimensions: 8' 1" x 8' 0" (2.46m x 2.44m). uPVC window to rear. Radiator.

Family Bathroom

Dimensions: 7' 0" x 4' 0" (2.13m x 1.22m). uPVC opaque window to rear. Radiator. Ceramic floor tiles. Wash hand basin with mixer tap. Bath with mixer tap and Triton electric shower over. Low level WC.

OUTSIDE

Front

Dimensions: 19' 11" x 26' 0" (6.07m x 7.92m). Single gravelled driveway. Path to front door. Gravelled area to right of pathway.

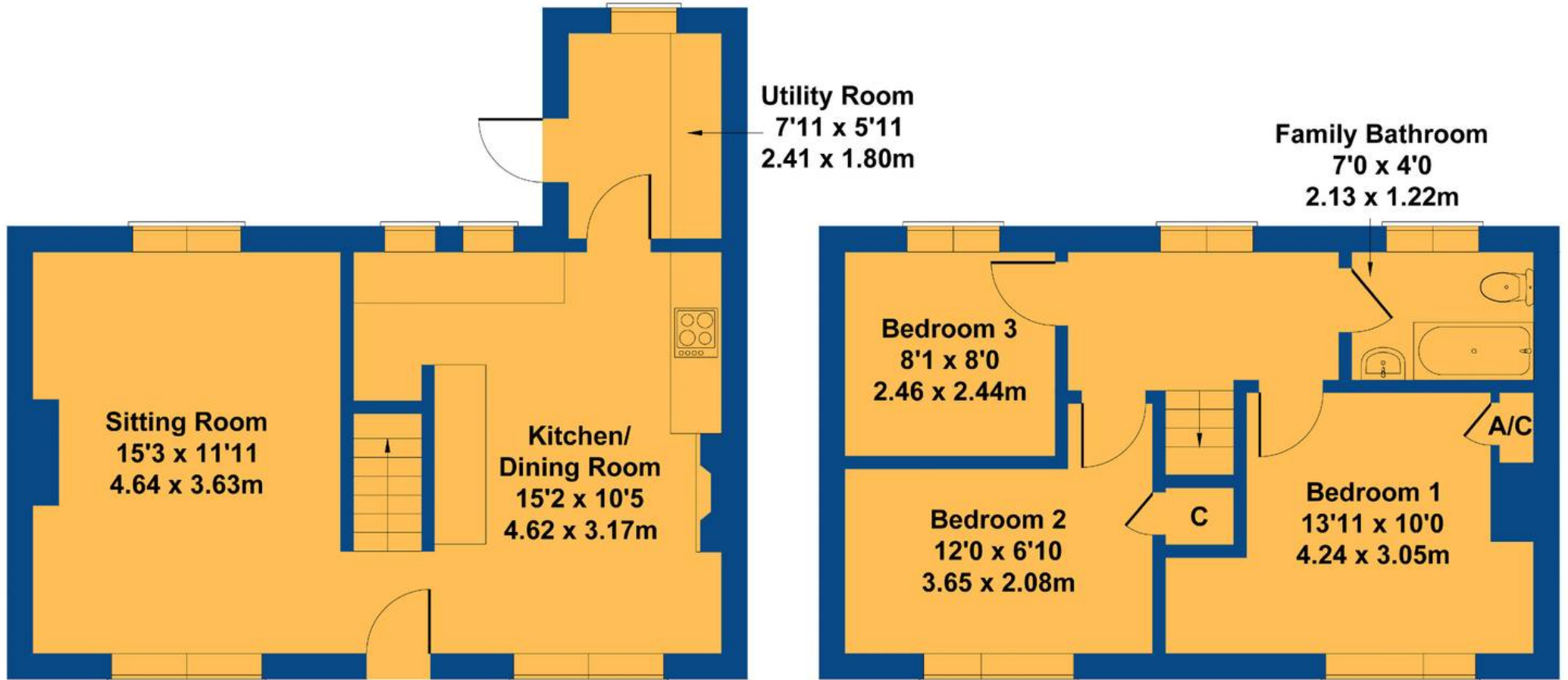
Rear

Dimensions: 50' 0" x 26' 0" (15.23m x 7.92m). Enclosed large garden. Mainly laid to lawn with paved patio area providing space for table and chairs. Shed. Greenhouse.



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Approximate Gross Internal Area
861 sq ft - 80 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
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