





49 Fairfield Rise

Llantwit Major, Llantwit Major

Attention all car enthusiasts – this 3-bedroom semi-detached property comes with the benefit of an inspection pit in the garage. The ground floor is comprised of a porch, hallway, living/dining room, kitchen, rear porch and cloakroom. The first floor has three bedrooms and bathroom. Externally there is a driveway for up to 3 vehicles, garage with power, light, heat and inspection pit. The garden is low maintenance and offers a large shed, two greenhouses and a water feature. Characterised by its fantastic scope for improvement, this property represents an opportunity for those seeking a project to create their dream home. Whether through extending to add bedrooms or converting the garage into additional living accommodation (subject to consent), adding a conservatory or orangery, reconfiguring the layout or simply re-decorating to your taste, this property offers flexibility and the chance to tailor the space to suit your individual need. Early viewing is highly recommended. Please note that there is currently no title for this property, however we understand that this will be sorted on completion of the sale by the solicitors acting. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 3 BEDROOM SEMI DETACHED PROPERTY. EPC ORDERED
- FANTASTIC OPPORTUNITY TO IMPROVE



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- FANTASTIC OPPORTUNITY TO IMPROVE
- POTENTIAL TO CONVERT GARAGE AND EXTEND (SUBJECT TO CONSENT)
- DRIVEWAY FOR 3 VEHICLES
- ENCLOSED GARDEN WITH ACCESS AT THE REAR
- EXCELLENT OPPORTUNITY - EARLY VIEWING RECOMMENDED





Porch

4' 0" x 7' 0" (1.22m x 2.13m)

uPVC porch with part glazed door and windows to front and sides. Carpet flooring. Gas meter cupboard. Glazed partition and opening to hallway.

Hallway

13' 11" x 5' 11" (4.24m x 1.80m)

Partition opening with glazed and wooden panel to porch. Carpet flooring. Radiator. Stairs to first floor. Doors to kitchen and living room.

Lounge

23' 0" x 14' 0" (7.01m x 4.27m)

L shaped living room with chimney breast and wall separating the living and dining areas. Living area measure 14'x13' leading to dining area measuring 10'11" x 9'10". uPVC windows to front and rear. Gas fireplace with wooden surround, marble effect hearth and back boiler. Radiator. Doors to hall and kitchen.

Kitchen

9' 10" x 16' 0" (3.00m x 4.88m)

Measurements do not include pantry cupboard measuring 2'1" x 5'0". uPVC window to rear. Wall and base units with laminate worktop, stainless steel sink with left hand drainer. Space for free standing cooker. Freestanding dishwasher included in sale. Space for washing machine. Vinyl flooring. Radiator. Part glazed door and windows to uPVC porch

Rear porch

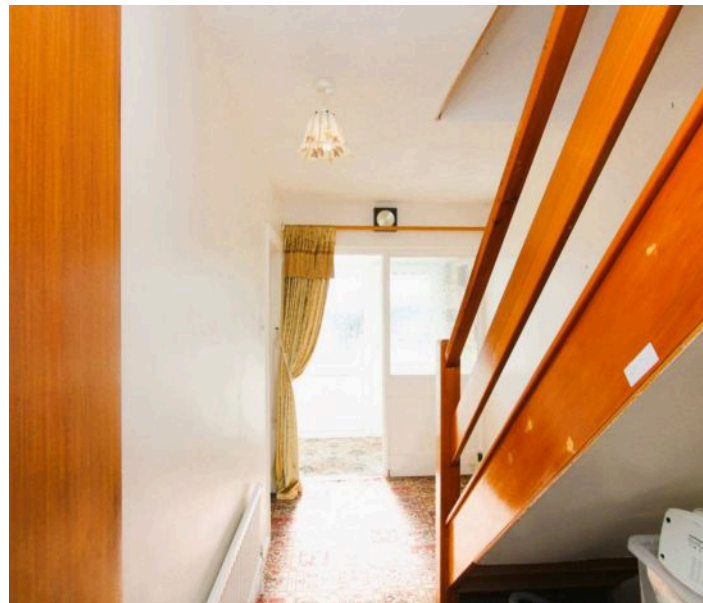
3' 0" x 6' 0" (0.91m x 1.83m)

uPVC sliding doors to rear garden. wooden door and partition to kitchen with obscure glazed panels. Door to cloakroom. Vinyl flooring.

Cloakroom

5' 0" x 2' 0" (1.52m x 0.61m)

Low level Wc and space saving corner wash-hand basin. Tiled walls. Vinyl flooring. Obscure glazed window to rear.





Landing

8' 0" x 9' 0" (2.44m x 2.74m)

Measurements taken at widest points. Carpet flooring. uPVC window to side. Stairs to ground floor. Doors to bathroom and bedrooms.

Bathroom

6' 0" x 6' 10" (1.83m x 2.08m)

uPVC window to rear. Suite comprising of tiled shower cubicle with mains powered shower. Low level Wc. Wash-hand basin with storage cupboards underneath. Vinyl flooring. Tiled walls. Radiator. Door to landing.

Master Bedroom

13' 0" x 10' 0" (3.96m x 3.05m)

Measurement taken at longest point into alcove. Shortens to 11'0. uPVC window to front. Carpet flooring. Radiator. Door to landing.

Bedroom 2

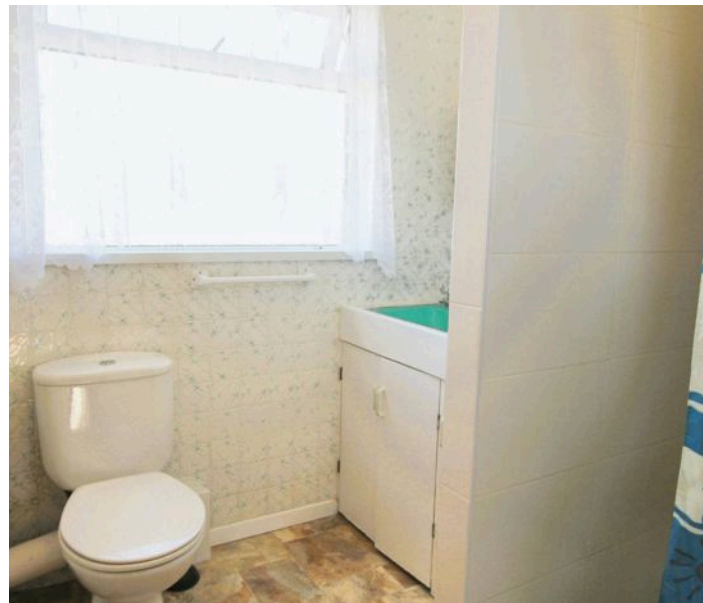
13' 0" x 9' 10" (3.96m x 3.00m)

uPVC window to rear. Carpet flooring. Cupboard housing water tank. Radiator. Door to landing.

Bedroom 3

8' 0" x 9' 0" (2.44m x 2.74m)

uPVC window to front. Carpet flooring. Radiator. Fitted wardrobe. Door to landing.





REAR GARDEN

Garden laid to slab and shingle. Large storage shed to remain. Two greenhouses to remain. Water feature. Gates to rear providing access.

GARAGE

Single Garage

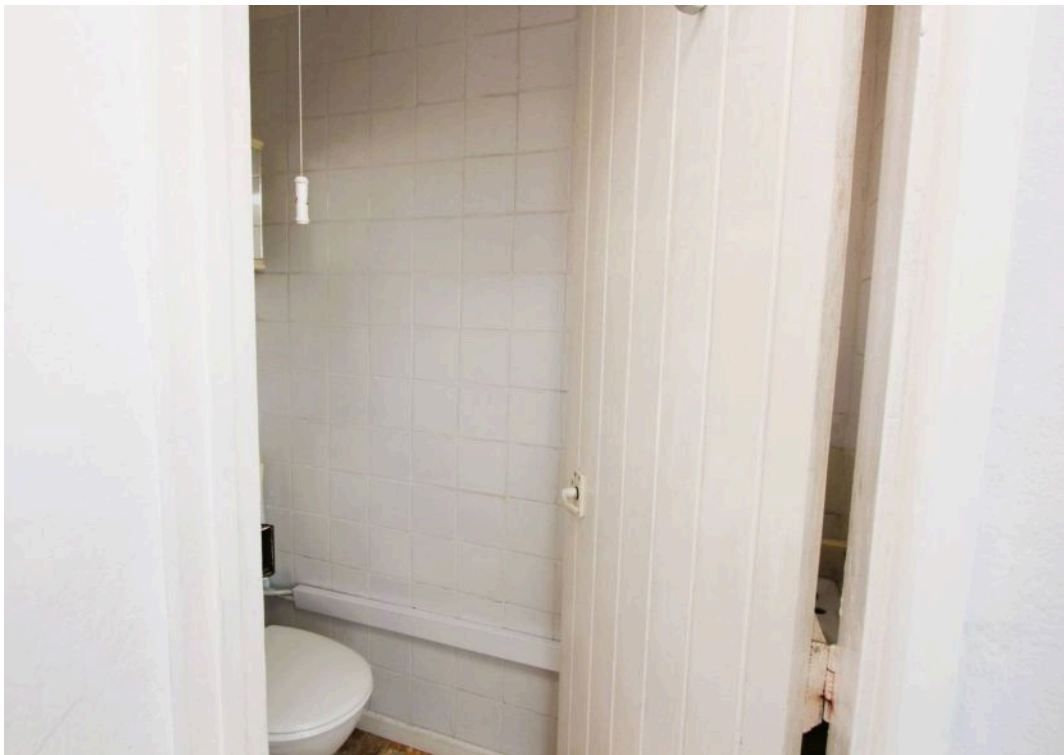
Accessed via an up and over door. Measuring 17x9. With power, light and inspection pit. Radiator. Electric meter cupboard.

DRIVEWAY

3 Parking Spaces

New resin driveway completed a few years ago. Parking for 2/3 vehicles (size dependent).

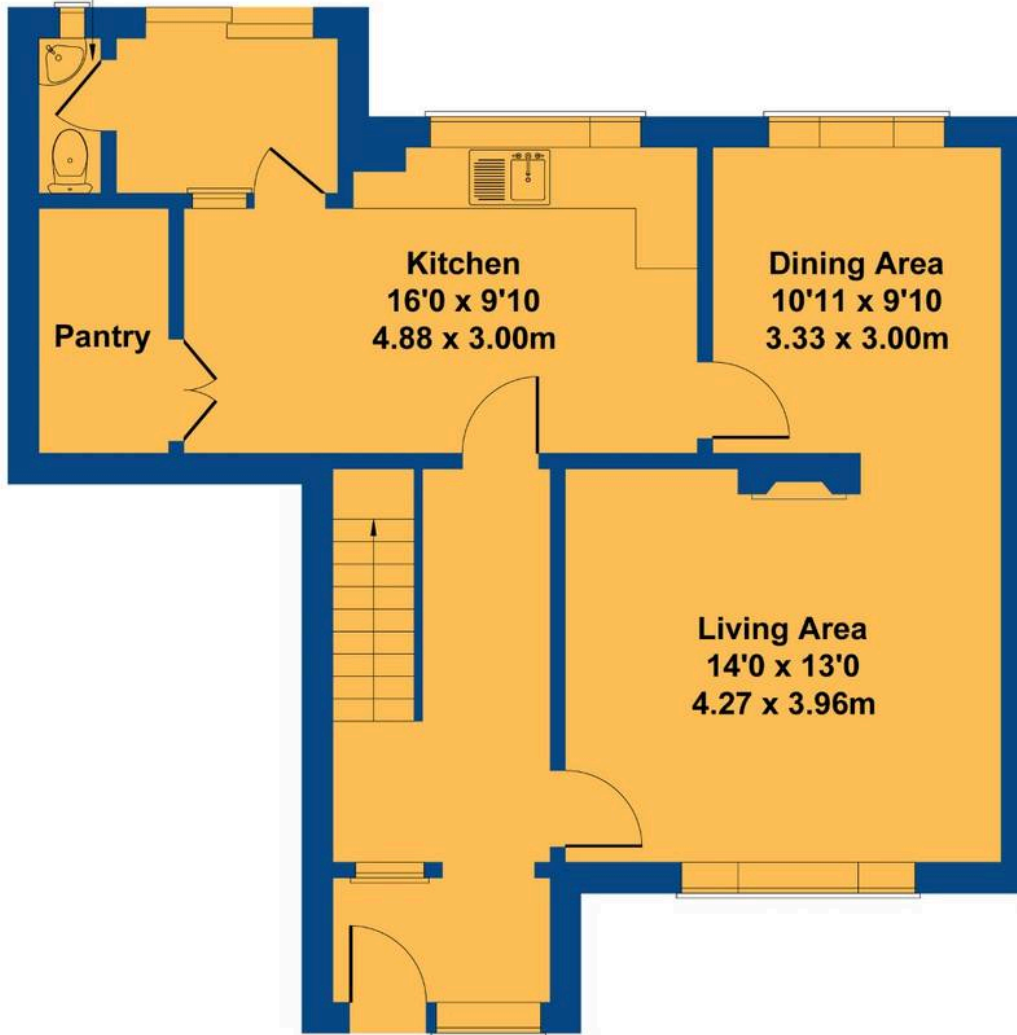




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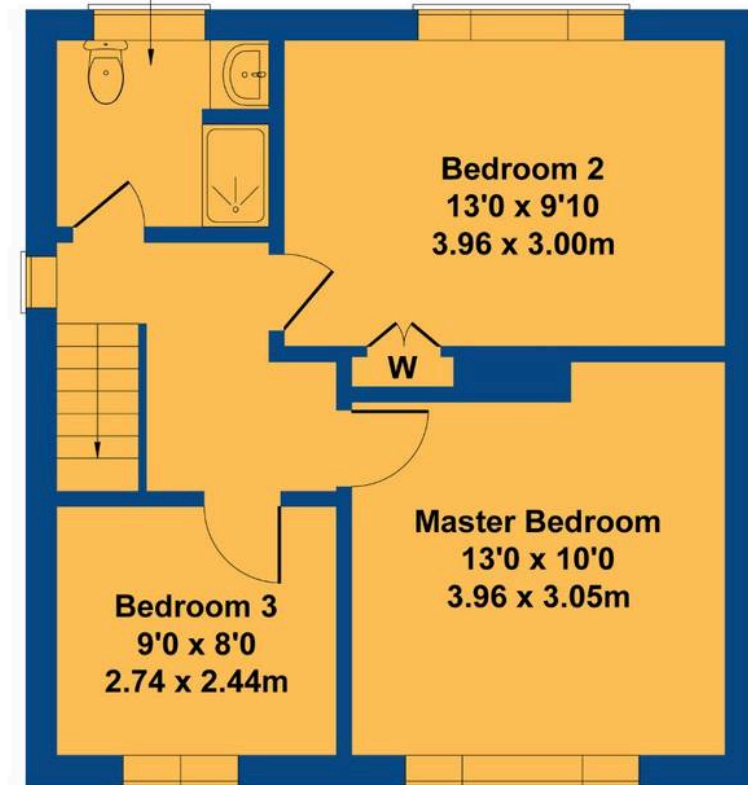
Approximate Gross Internal Area
1152 sq ft - 107 sq m

Cloakroom
5'0 x 2'0
1.52 x 0.61m



GROUND FLOOR

Shower Room
6'10 x 6'0
2.08 x 1.83m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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