







## 48 Fairfield Rise

Llantwit Major, Llantwit Major

This semi detached bungalow is located in a popular mature location of Llantwit Major, Vale of Glamorgan, within walking distance of local shops, schools, amenities and the Heritage Coastline and beaches. The property briefly comprises entrance hallway, kitchen, sitting room, conservatory, rear porch, three bedrooms and bathroom. Outside there is an impressive driveway providing parking for three cars, and to the rear the detached garage with a private sunny garden. 48 Fairfield Rise enjoys gas central heating with a combination boiler, Smart meters for gas and electricity, Hive heating system control, and UPVC windows and doors. Viewings are recommended to appreciate the quiet and yet convenient location in the town. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- SEMI DETACHED BUNGALOW.
- EPC D56. CONSERVATORY.
- DRIVEWAY. GARAGE.
- PRIVATE SUNNY GARDEN.
- EXCELLENT LOCATION.
- 3 BEDROOMS.







### Entrance Hallway

UPVC opaque glazed door to front. Doors to bedrooms, kitchen, bathroom and sitting room. Wood effect flooring. Radiator. Loft access (contains gas combination boiler providing the central heating and hot water). Storage cupboard. Dehumidifier. Hive heating system.

### Bedroom 1

9' 7" x 13' 5" (2.92m x 4.09m)

UPVC window to front. Radiator. Built in wardrobes with cupboard units. Wood effect flooring.

### Bedroom 2

10' 5" x 10' 6" (3.18m x 3.20m)

UPVC window to front. Radiator. Storage cupboard. Wood effect flooring.

### Bedroom 3

7' 1" x 9' 11" (2.16m x 3.02m)

UPVC window to side. Radiator. Wood effect flooring.

### Bathroom

5' 7" x 6' 3" (1.70m x 1.91m)

UPVC opaque window to side. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Ceramic floor tiles. Panelled bath with mixer shower over. Ceramic wall tiles. Down lighting.

### Kitchen

7' 10" x 13' 10" (2.39m x 4.22m)

UPVC window to side. Glazed door to rear porch. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl ceramic sink with Quooker boiling water mixer tap. Partially tiled walls. Ceramic floor tiles. Induction hob with hood. Eye level oven and grill. Built in fridge/freezer and fridge. Integrated slim line dish washer.

### Rear Porch

5' 10" x 6' 10" (1.78m x 2.08m)

UPVC opaque glazed door to rear. Wood effect flooring.







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## **GARDEN**

Rear Garden - an enclosed sunny, low maintenance and private garden with decking area providing a quite location for table and chairs etc.

## **GARAGE**

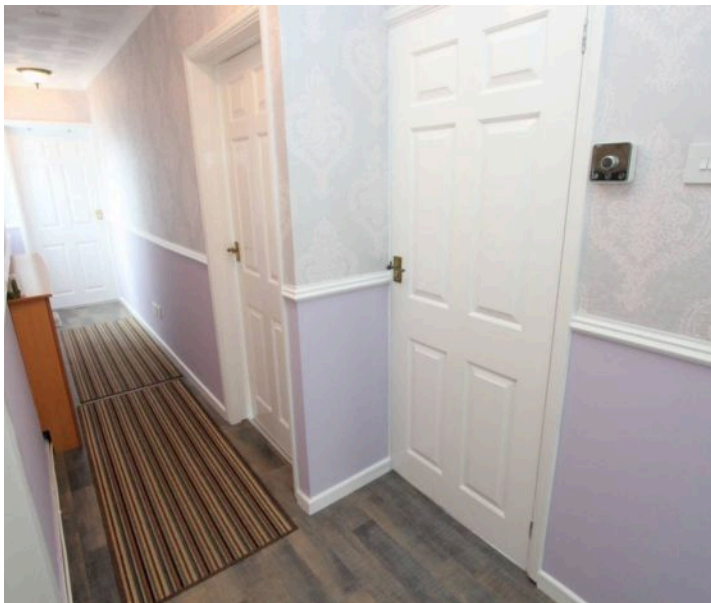
Single Garage

Up and over door.

## **DRIVEWAY**

3 Parking Spaces

Parking for 3 cars.



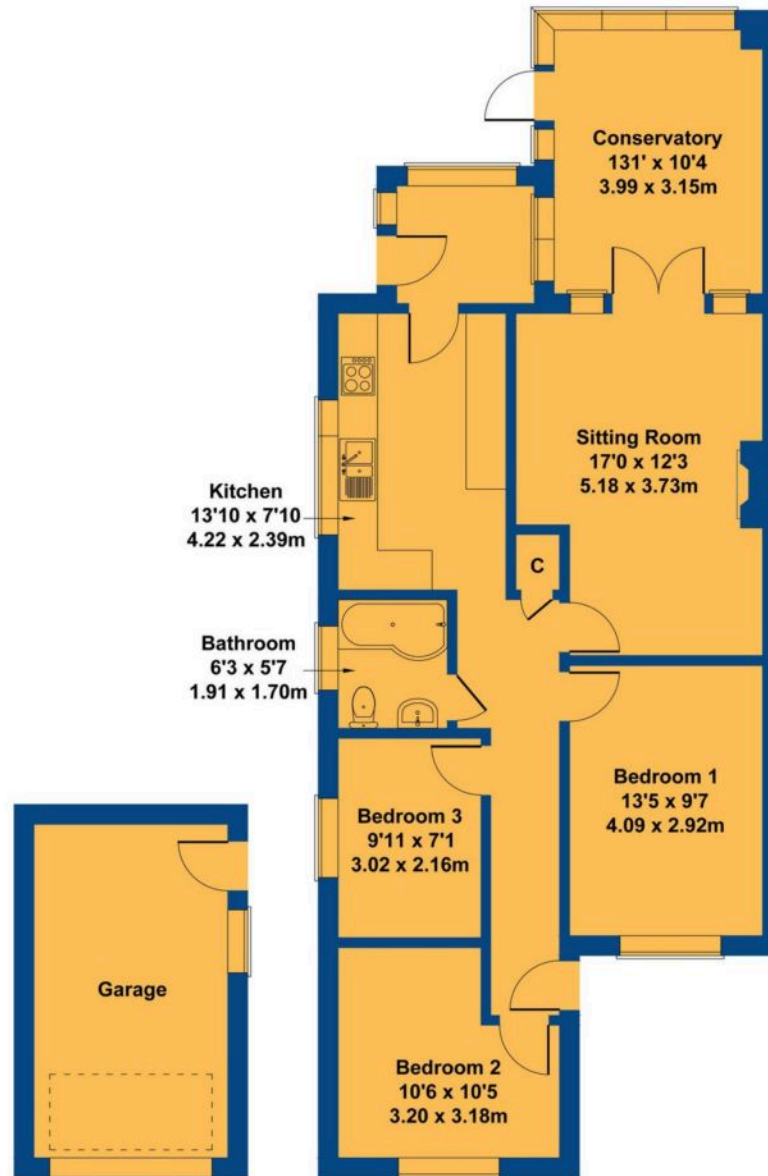






## 48 Fairfield Rise

Approximate Gross Internal Area  
1130 sq ft - 105 sq m



**GARAGE**

Not to Scale. Produced by The Plan Portal 2025  
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## Chris Davies Estate Agents

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