





22 Fairfield Crescent

Llantwit Major, Llantwit Major

With an impressive dormer bedroom to the second floor and distance sea views, this semi detached four bedrooms house lies in a well regarded location within Llantwit Major, Vale of Glamorgan. Fairfield Crescent is within walking distance of local shops schools and amenities, and withing easy reach of the Heritage Coastline and beaches. The property briefly comprises; to the ground floor - entrance hallway, sitting room, dining room, kitchen and conservatory. To the first floor are three bedrooms and family bathroom. To the second floor is the generous fourth bedroom with views of the sea and Somerset in the distance. 22 Fairfield Crescent enjoys gas central heating, UPVC windows and doors, and planning for a porch extension (see agent for more details). Viewings are recommended to fully appreciate the space and quiet location. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: EPC Environmental Impact Rating:





22 Fairfield Crescent

Llantwit Major, Llantwit Major

- SEMI DETACHED HOME.
- 4 BEDROOMS.
- IMPRESSIVE DORMER.
- 2 RECEPTION ROOMS.
- GCH. UPVC. EPC D66.
- PLANS FOR PORCH AND CLOAKROOM/WC.
- CONSERVATORY.
- GARAGE. DRIVEWAY.
- SUNNY REAR GARDEN.
- DISTANT SEA VIEWS.
- POPULAR MATURE LOCATION.





GROUND FLOOR

Entrance Hallway

UPVC opaque glazed front entrance door. Radiator. Glazed door to sitting room. Stairs to first floor.

Sitting Room

14' 9" x 13' 5" (4.50m x 4.09m)

Radiator. UPVC window to front. Opening to dining room.

Dining Room

10' 6" x 8' 4" (3.20m x 2.54m)

UPVC French doors to conservatory. Opening to kitchen.

Conservatory

9' 3" x 9' 1" (2.82m x 2.77m)

UPVC French doors to rear. Radiator.

Kitchen

10' 7" x 9' 6" (3.23m x 2.90m)

UPVC window to door to rear. Under stairs cupboard with UPVC window to side. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap. Space for white goods. Gas hob. Eye level oven and grill. Wall mounted gas boiler providing the central heating.

FIRST FLOOR

Landing

Radiator. UPVC opaque window to side. Stairs to second floor. Storage cupboards. Doors to bedrooms and family bathroom.





Family Bathroom

5' 8" x 7' 8" (1.73m x 2.34m)

UPVC opaque window to rear. Low level WC. Pedestal wash hand basin. Panelled bath with electric mixer shower over. Vertical radiator.

Bedroom 1

10' 1" x 10' 3" (3.07m x 3.12m)

UPVC window to rear. Radiator. Airing cupboard containing the hot water tank.

Bedroom 2

10' 3" x 11' 4" (3.12m x 3.45m)

UPVC window to front. Radiator. Built in wardrobe.

Bedroom 3

7' 9" x 8' 4" (2.36m x 2.54m)

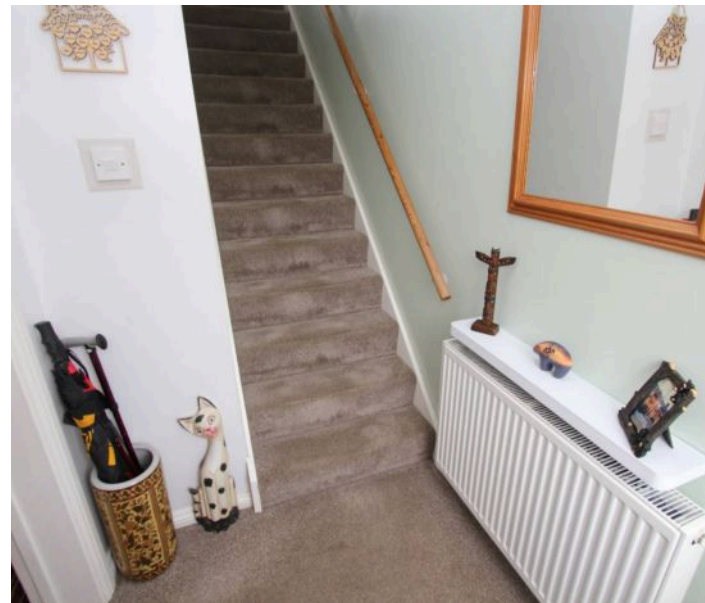
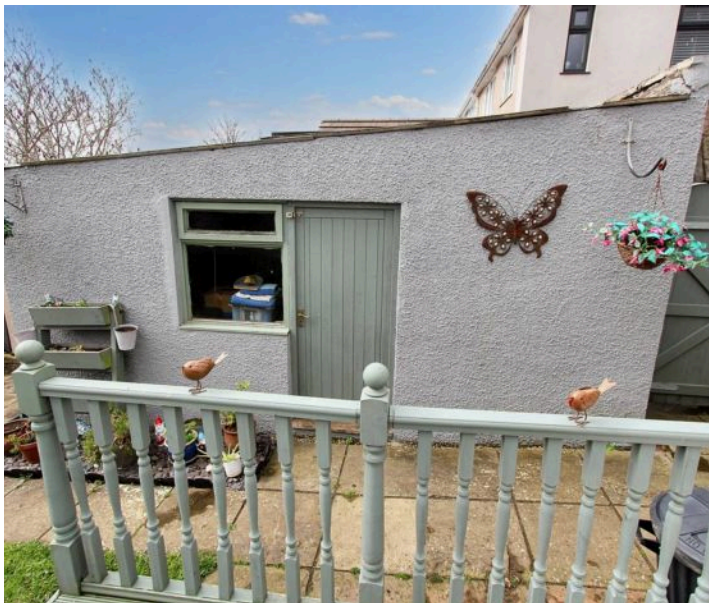
UPVC window to front. Radiator. Over stairs cupboard.

SECOND FLOOR

Bedroom 4

14' 11" x 12' 10" (4.55m x 3.91m)

UPVC window to rear with superb distant sea views. Radiator. Built in storage.





GARDEN

Front garden - enclosed and laid to lawn. Rear Garden - Enclosed sunny southerly garden laid to lawn with decking area for table and chairs etc.

GARAGE

Single Garage

Up and over door. parking for 1 car.

DRIVEWAY

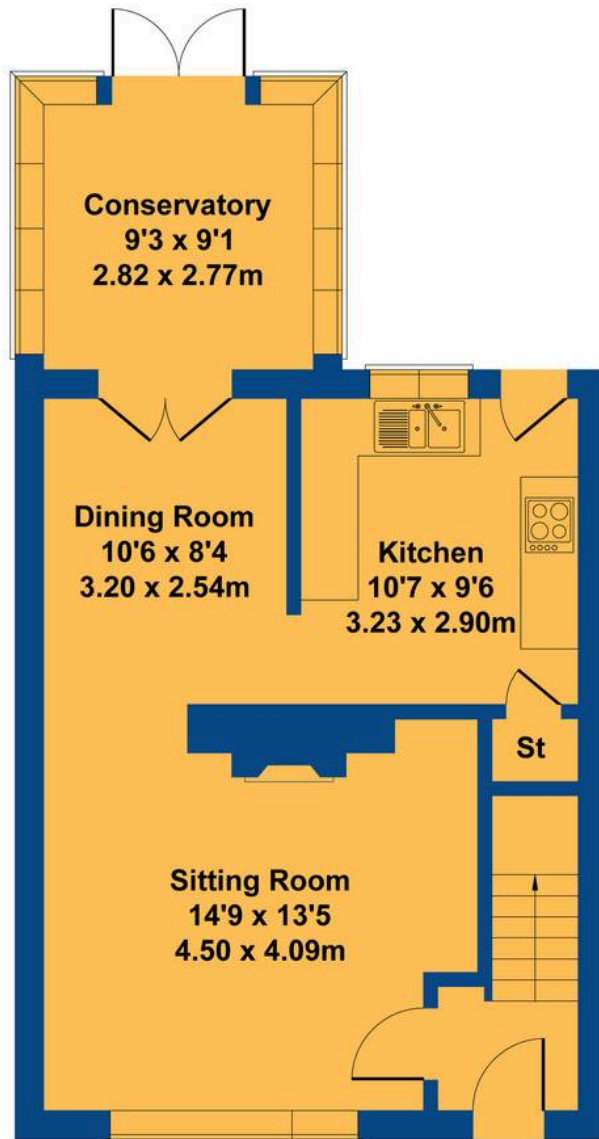
3 Parking Spaces

Driveway providing parking for 3 cars.

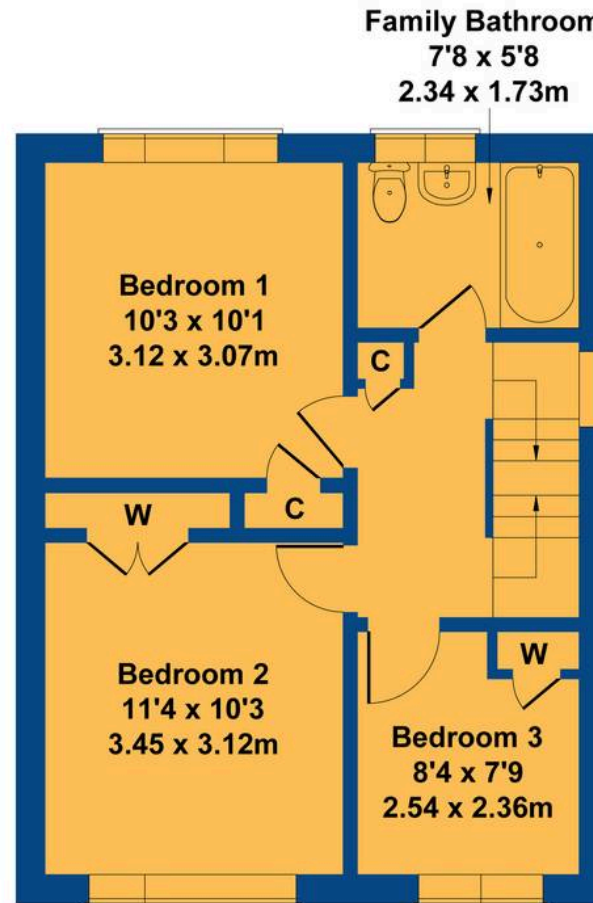


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Approximate Gross Internal Area
1227 sq ft - 114 sq m



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR

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



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