







## 22 Illtyd Avenue

Llantwit Major, Llantwit Major

Rare opportunity to own an impressive 3-bed semi-detached home in Llantwit Major. Renovated & extended, 3 double bedrooms, ensuite, log burner, modern kitchen, spacious rear garden with office. Viewing highly recommended.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- MUCH IMPROVED AND EXTENDED
- THREE DOUBLE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM
- LIVING ROOM, KITCHEN/DINER, UTILITY ROOM AND SITTING ROOM
- SOUTH FACING REAR GARDEN
- GARDEN OFFICE
- DRIVEWAY WITH POTENTIAL TO ENLARGE
- EPC C71.







### **Porch**

5' 0" x 4' 0" (1.52m x 1.22m)

Upvc door to front with obscure glazed panel. Radiator. Storage space for coats and shoes. Laminate flooring. Door to hall.

### **Hall**

Continuation of flooring from porch. Stairs to first floor. Doors to living room and kitchen/diner.

### **Living Room**

15' 0" x 10' 11" (4.57m x 3.33m)

Upvc window to front. Continuation of flooring from hallway. Newly installed log burner with overmantel and slate hearth. Feature window to sitting room which allows natural light at both ends. Door to hall.

### **Kitchen/Diner**

25' 0" x 9' 0" (7.62m x 2.74m)

With Upvc windows to front and rear, this double aspect room was created by the current owners through extending the property. Continuation of flooring from hallway. Understairs storage cupboard with potential for conversion to a cloakroom. Dining area to front. At the rear lies a kitchen fitted with cream wall and base units with wood effect worktop. Stainless steel sink with right hand drainer. Spaces for dishwasher and fridge freezer. Electric free standing oven to remain with glass splashback. Cupboard housing boiler installed approximately 5 years ago. Doors to utility room and hall.

### **Utility Room**

8' 0" x 3' 0" (2.44m x 0.91m)

Upvc window to rear. Laminate flooring. Base cupboard with sink and worktop. Space for stacked washing machine and tumble dryer. Radiator. Doors to kitchen and sitting room

### **Sitting Room**

11' 0" x 8' 0" (3.35m x 2.44m)

Upvc french doors to rear garden. Laminate flooring. Radiator. Window to living room. Door to utility room.







### **Landing**

9' 0" x 2' 11" (2.74m x 0.89m)

Carpet flooring. Stairs to ground floor. Doors to bedrooms and bathroom.

### **Master Bedroom**

13' 0" x 8' 0" (3.96m x 2.44m)

Upvc window to rear. Carpet flooring. Radiator. Doors to en-suite shower room and landing.

### **En-suite shower room**

5' 0" x 4' 0" (1.52m x 1.22m)

Fully tiled en-suite shower room with corner shower cubicle and electric shower, low level wc and space saving wash-hand basin with cupboard. Heated towel rail. Upvc window to side. Shaver point. Door to master bedroom.

### **Bedroom Two**

11' 0" x 10' 0" (3.35m x 3.05m)

Measurements do not include an alcove over the stairs measuring 4'x3' which provides space for wardrobes. Upvc window to front. Carpet flooring. Over stairs cupboard for storage. Radiator. Door to landing.

### **Bedroom Three**

11' 0" x 9' 10" (3.35m x 3.00m)

Upvc window to front. Carpet flooring. Radiator. Access to loft space. Door to landing.

### **Bathroom**

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

Fully tiled bathroom. Upvc window to rear. Suite comprised of low level wc, Wash-hand basin with cupboard. Bath with electric shower and screen. Heated towel rail. Door to landing.

### **Garden Office**

12' 0" x 9' 0" (3.66m x 2.74m)

Timber multi purpose garden cabin, currently used as a home office but could equally be used as occasional guest accommodation, bar or party room. Laminate flooring. Log burner with slate hearth. The cabin has power and lighting.







### **FRONT GARDEN**

Lawn with slate chip and flower borders surrounded by brick walls with pillar to front and side. Tarmac driveway for one vehicle. There is a dropped kerb which would allow any prospective purchaser to extend the driveway to the full width of the property. This would potentially provide parking for three vehicles. Gate to side access which leads to rear garden.

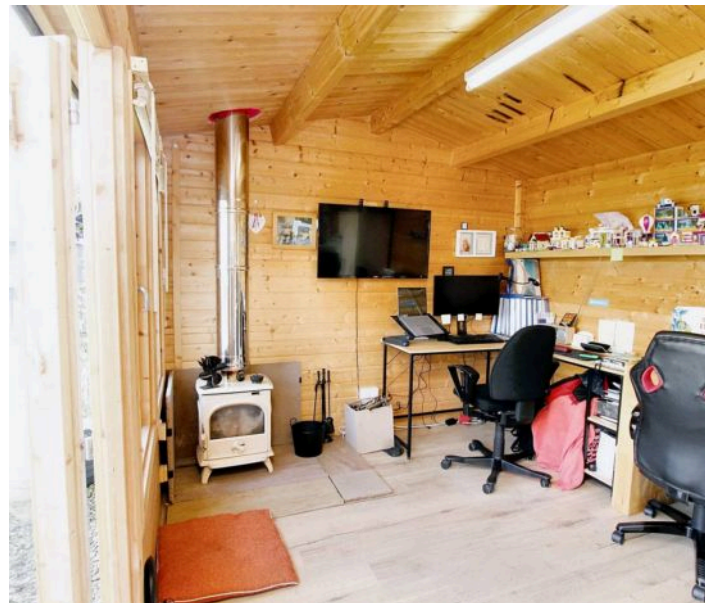
### **REAR GARDEN**

Sunny garden, mainly laid to lawn with areas of patio and decking. Storage shed to remain. Side access to front garden. Graveled area with stepping stones to garden office.

### **DRIVEWAY**

1 Parking Space

Tarmac driveway for one vehicle. Can be extended to full width of property.

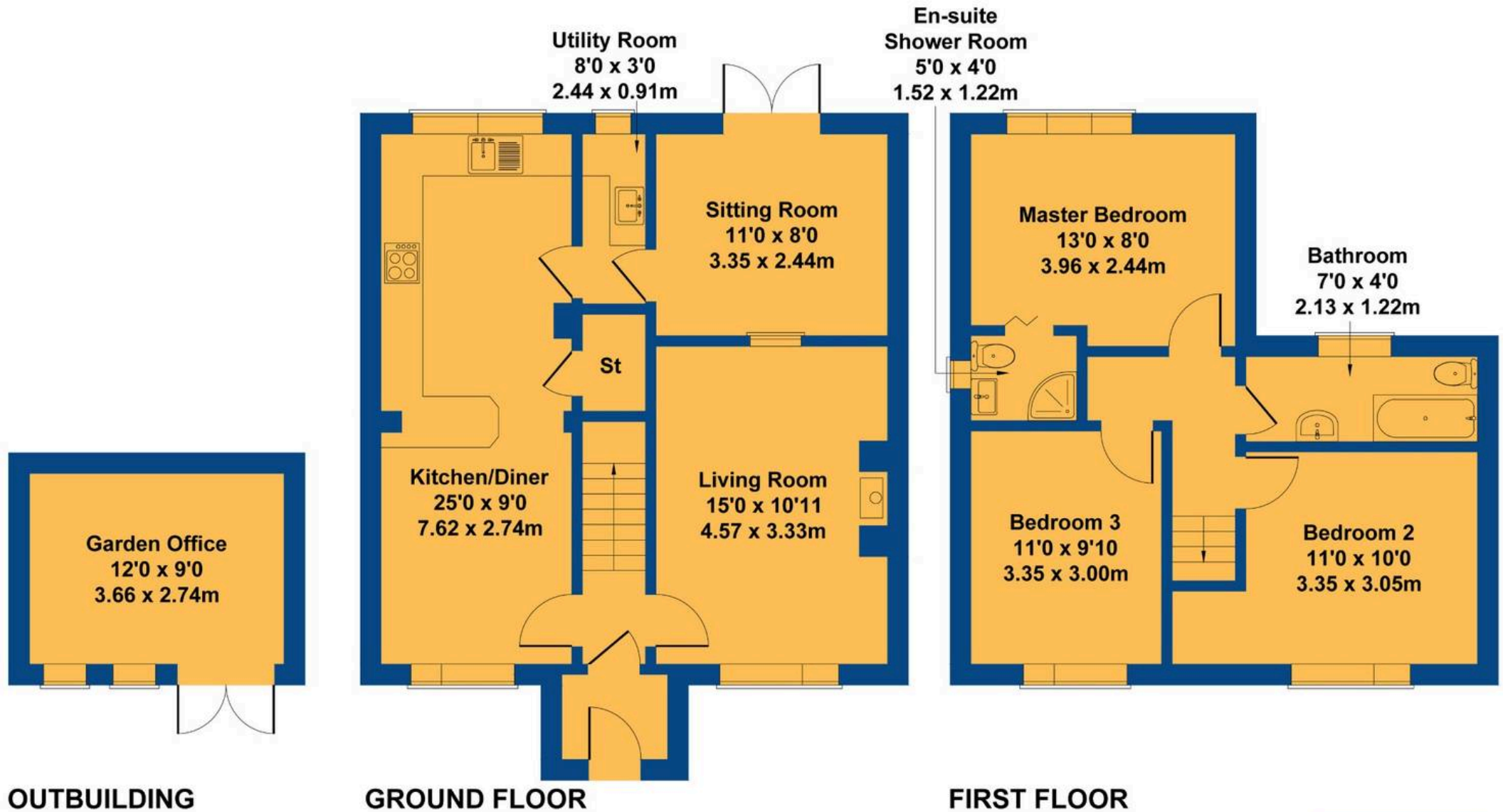






# 22 Iltyd Avenue

Approximate Gross Internal Area  
1206 sq ft - 112 sq m



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

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