







## 31 Maes Illtuds

Llantwit Major, Llantwit Major

Situated in a sought after location out the outskirts of Pentre'r Cwrt Llantwit Major, lies this well presented STONE FRONTED SEMI DETACHED home with TWO DOUBLE BEDROOMS, driveway for 2 cars and excellent sunny aspect to the rear overlooking the playing fields. The property comes with NO FORWARD CHAIN, and comprises; kitchen and sitting room to the ground floor. To the first floor are two double bedrooms and a family bathroom. The property enjoys gas central heating with a modern Vaillant boiler and replacement UPVC windows and doors with patio doors to the rear. Outside there is an enclosed garden to the rear and garden driveway to the front. Viewings are recommended to fully appreciate the position and potential for further modernising. An ideal first time buy or for a buyer looking to downsize. Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 2 BEDROOMS.
- NO FORWARD CHAIN.
- GCH. UPVC. DRIVEWAY.
- OUTSKIRTS OF DEVELOPMENT.
- QUIET CUL DE SAC POSITION.
- EPC C71.





## GROUND FLOOR

### Sitting Room

15' 9" x 11' 9" (4.80m x 3.58m)

UPVC window to front. Front entrance door with tiled porch canopy. Radiator. Stairs to first floor. Door to kitchen.

### Kitchen

11' 9" x 9' 5" (3.58m x 2.87m)

Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Sliding patio doors to rear. Stainless steel sink with mixer tap. UPVC window to rear. gas hob. Electric oven with hood. Wall mounted Vaillant gas boiler providing the central heating. Ceramic floor tiles and wood effect flooring.

## FIRST FLOOR

### Landing

Doors to bedrooms and family bathroom. Loft access.

### Bedroom 1

11' 11" x 9' 11" (3.63m x 3.02m)

UPVC window to rear. Radiator.

### Bedroom 2

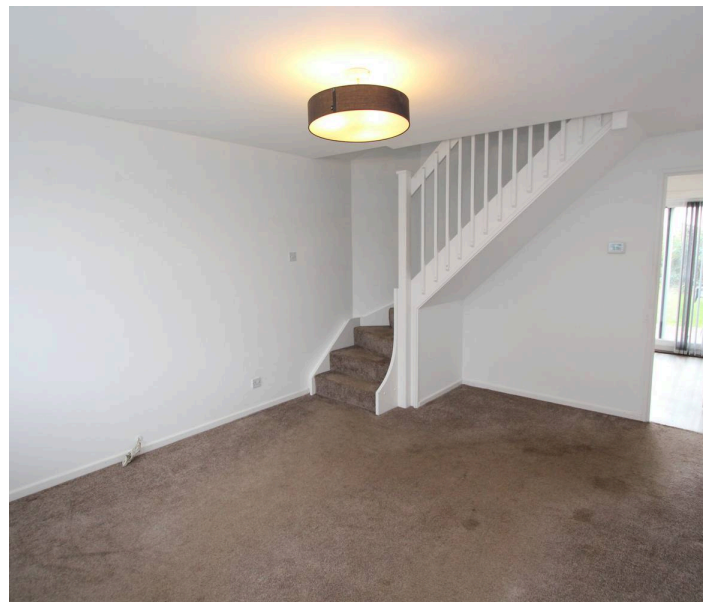
7' 0" x 11' 10" (2.13m x 3.61m)

UPVC window to front. Radiator.

### Family Bathroom

8' 2" x 4' 8" (2.49m x 1.42m)

Pedestal wash hand basin. Panelled bath with electric mixer shower over. Low level WC. Radiator. UPVC opaque window to side. Airing cupboard with hot water tank.







## **GARDEN**

Front – Open plan garden laid to lawn.

## **GARDEN**

Rear garden – an enclosed private and sunny garden laid to lawn with paved area and gate to side. Playing fields aspect to the rear.

## **DRIVEWAY**

2 Parking Spaces

Driveway for two cars.

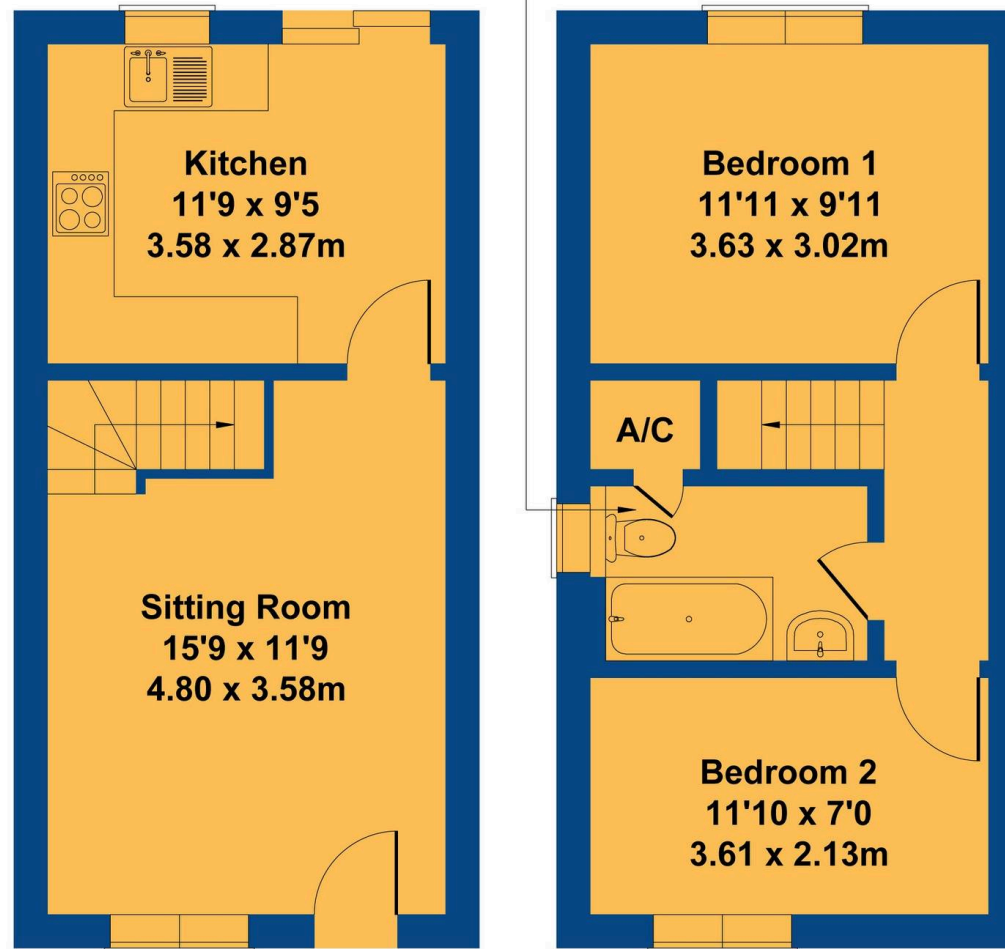




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Approximate Gross Internal Area  
603 sq ft - 56 sq m

Family Bathroom  
8'2 x 4'8  
2.49 x 1.42m



**GROUND FLOOR**

**FIRST FLOOR**

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





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