





20 Tresilian Close

Llantwit Major, Llantwit Major

An excellent opportunity to acquire a family home overlooking Sea View Park with countryside views and the Heritage Coastline and beaches a short walk away. 20 Tresilian Close lies in a sought after well respected position on the outskirts of the town of Llantwit Major, within easy reach of shops, schools, amenities, and bus and train stations. This well presented property briefly comprises entrance hallway, sitting room, kitchen/diner, conservatory and cloakroom/WC to the ground floor. To the first floor are three bedrooms and shower room with superb views from the front elevation. Outside there are low maintenance gardens to the front and rear with a nearby garage and driveway. The property enjoys gas central heating and UPVC windows and doors and solid wood glazed doors to the interior where specified. Viewings are highly recommended to fully appreciate the presentation and stunning position.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





20 Tresilian Close

Llantwit Major, Llantwit Major

- MID TERRACED HOME.
- 3 BEDROOMS. CLOAKROOM/WC.
- CONSERVATORY.
- COUNTRYSIDE VIEWS.
- FRONTING ONTO SEA VIEW PARK.
- GCH. UPVC. KITCHEN/DINER.
- RARELY AVAILABLE.
- EPC TBC.





GROUND FLOOR

Porch

Opaque glazed front entrance door. Cupboard with wall mounted gas boiler providing the central heating (serviced).

Hallway

Radiator. Stairs to first floor. Glazed door to sitting room and kitchen/diner.

Sitting Room

13' 3" x 9' 11" (4.04m x 3.02m)

UPVC window to front. Radiator. Double glazed doors to kitchen/diner.

Kitchen/Diner

16' 11" x 11' 0" (5.16m x 3.35m)

Radiator. Opening to conservatory. Eye level oven, grill and microwave. Integrated fridge and freezer, washing machine and dishwasher. Ceramic floor tiles. Induction hob. One and a half bowl sink with mixer tap. Down lighting. Partially tiled walls.

Conservatory

7' 4" x 12' 5" (2.24m x 3.78m)

Radiator. UPVC glazed door to rear. Door to cloakroom/WC.

Cloakroom/WC

Low level WC. Ceramic floor tiles. Wash hand basin with mixer tap. Vertical radiator.





FIRST FLOOR

Landing

Doors to bedrooms and shower room. Loft access.

Shower Room

6' 2" x 6' 2" (1.88m x 1.88m)

Low level WC. Glass wash hand basin with waterfall mixer tap. Shower enclosure with mixer shower. Down lighting. Vertical radiator. Ceramic wall tiles.

Bedroom 2

11' 7" x 10' 9" (3.53m x 3.28m)

UPVC window to rear. Radiator.

Bedroom 1

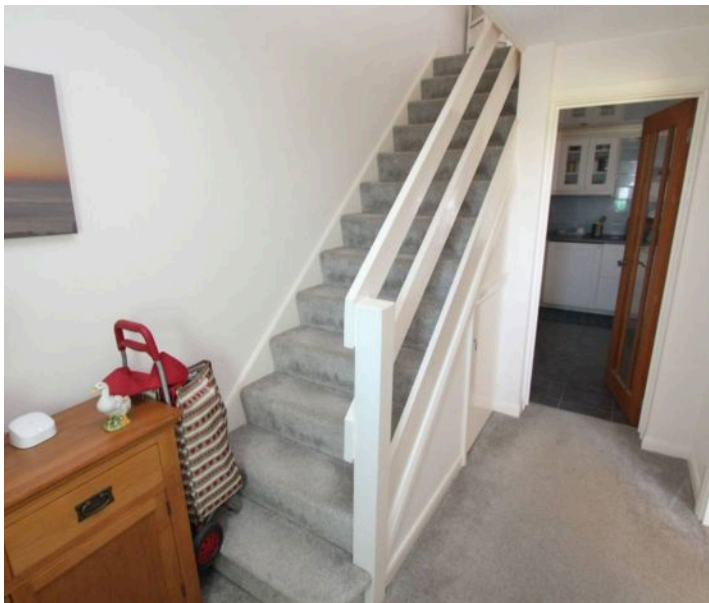
10' 0" x 12' 8" (3.05m x 3.86m)

UPVC window to front with countryside views. Radiator. Airing cupboard with hot water tank.

Bedroom 3

6' 5" x 9' 11" (1.96m x 3.02m)

Radiator. UPVC window to front with countryside views. Built in wardrobe over stairs.





GARDEN

Front – Low maintenance garden overlooking Sea View Park. Rear Garden – enclosed and low maintenance Indian sandstone paving. Water tap. Electric point. Shed with power and lighting. Gate to rear.

GARAGE

Single Garage

Garage with up and over door.

DRIVEWAY

1 Parking Space

Driveway for one car.

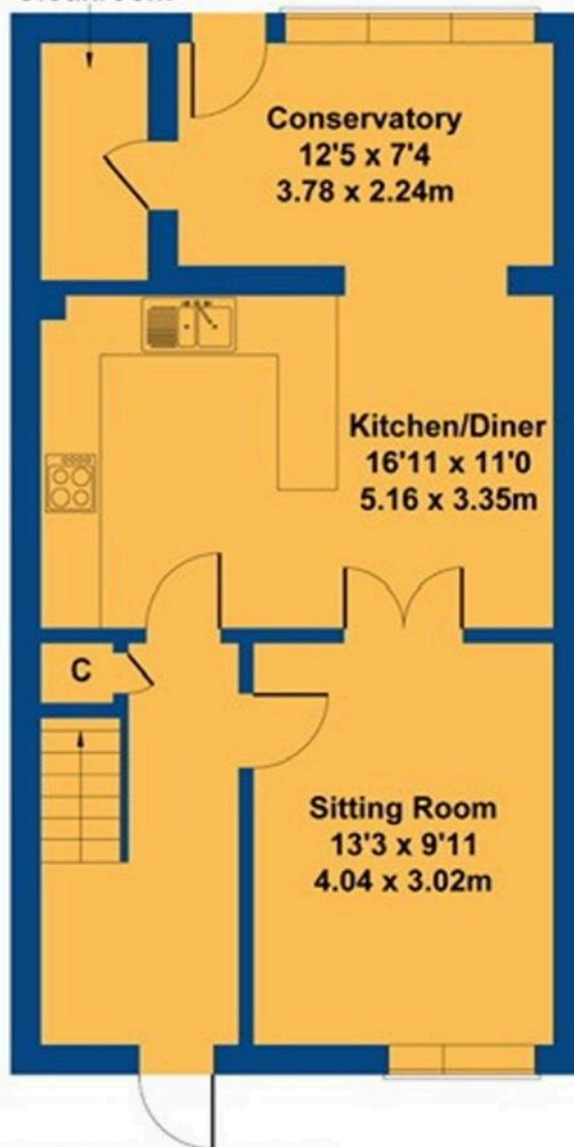




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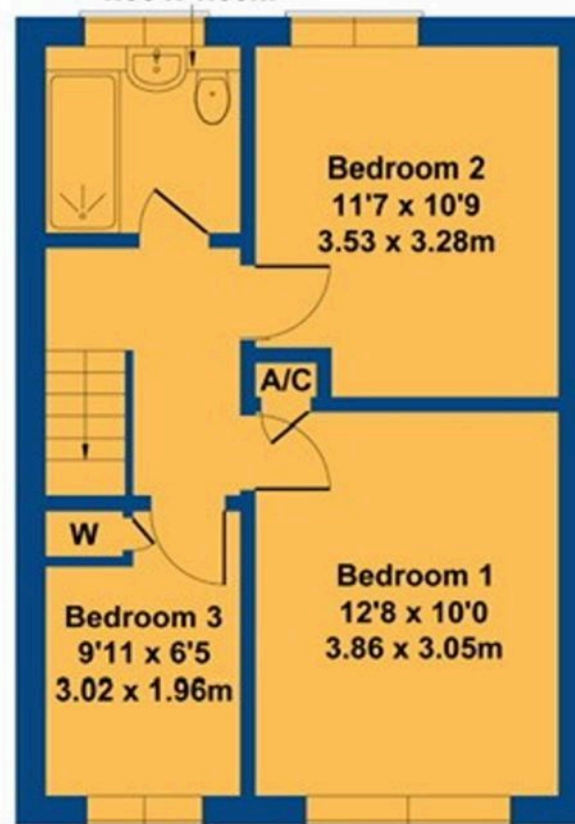
Approximate Gross Internal Area
980 sq ft - 91 sq m

WC/
Cloakroom



GROUND FLOOR

Shower Room
6'2 x 6'2
1.88 x 1.88m



FIRST FLOOR

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



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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.