





52 Fairfield Rise

Llantwit Major, Llantwit Major

This well presented extended 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, three bedrooms, shower room, sitting room, dining room, utility room and kitchen. Outside there is a driveway to the front providing ample off road parking, and to the rear the detached garage with a private sunny garden. 52 Fairfield Rise enjoys gas central heating with a replacement combination boiler, no forward chain, solar panels (owned), and UPVC windows and doors and patio doors to the rear. The property is currently going through probate. Viewings are recommended to appreciate the quiet and yet convenient location in the town.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- SEMI DETACHED BUNGALOW.
- 3 BEDROOMS.
- GCH COMBI. UPVC.
- NO FORWARD CHAIN.
- DRIVEWAY FOR 2 CARS.
- GARAGE. GARDENS.





Entrance Hallway

Glazed front entrance door. Doors to bedrooms, shower room and sitting room. Radiator. Cupboard.

Bedroom 1 9' 9" x 14' 2" (2.97m x 4.32m)

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

Bedroom 2

9' 10" x 10' 6" (3.00m x 3.20m)

UPVC window to front. Radiator. Wood effect flooring.

Bedroom 3 7' 1" x 10' 1" (2.16m x 3.07m)

UPVC window to side. Radiator.

Shower Room

5' 5" x 6' 3" (1.65m x 1.91m)

UPVC opaque window to side. Vertical radiator. Low level WC. Shower enclosure with mixer shower.

Sitting Room 17' 2" x 12' 4" (5.23m x 3.76m)

Radiator. Electric fireplace with surround. Open plan to dining room.

Dining Room

8' 9" x 13' 1" (2.67m x 3.99m)

Radiator. Door to utility room. Patio door to rear garden.

Utility Room

Wall mounted Baxi combination boiler providing the central heating and hot water (recently installed circa 1 year ago). Storage cupboards. Opening to kitchen. UPVC opaque glazed door to rear.

Kitchen

13' 6" x 7' 10" (4.12m x 2.39m)

UPVC window to side. Fully fitted kitchen comprising eye level units base units and work surfaces over. Integral washing machine. Slim line dish washer. Integrated fridge. Eye level oven and oven/grill. Electric induction hob with hood. Stainless steel sink with mixer tap.





GARDEN

Front - enclosed with garden laid to lawn. Rear garden - enclosed and private, laid to lawn with Indian sandstone paving and outdoor lighting and water source.

GARAGE

Single Garage

Garage with up and over door.

DRIVEWAY

2 Parking Spaces

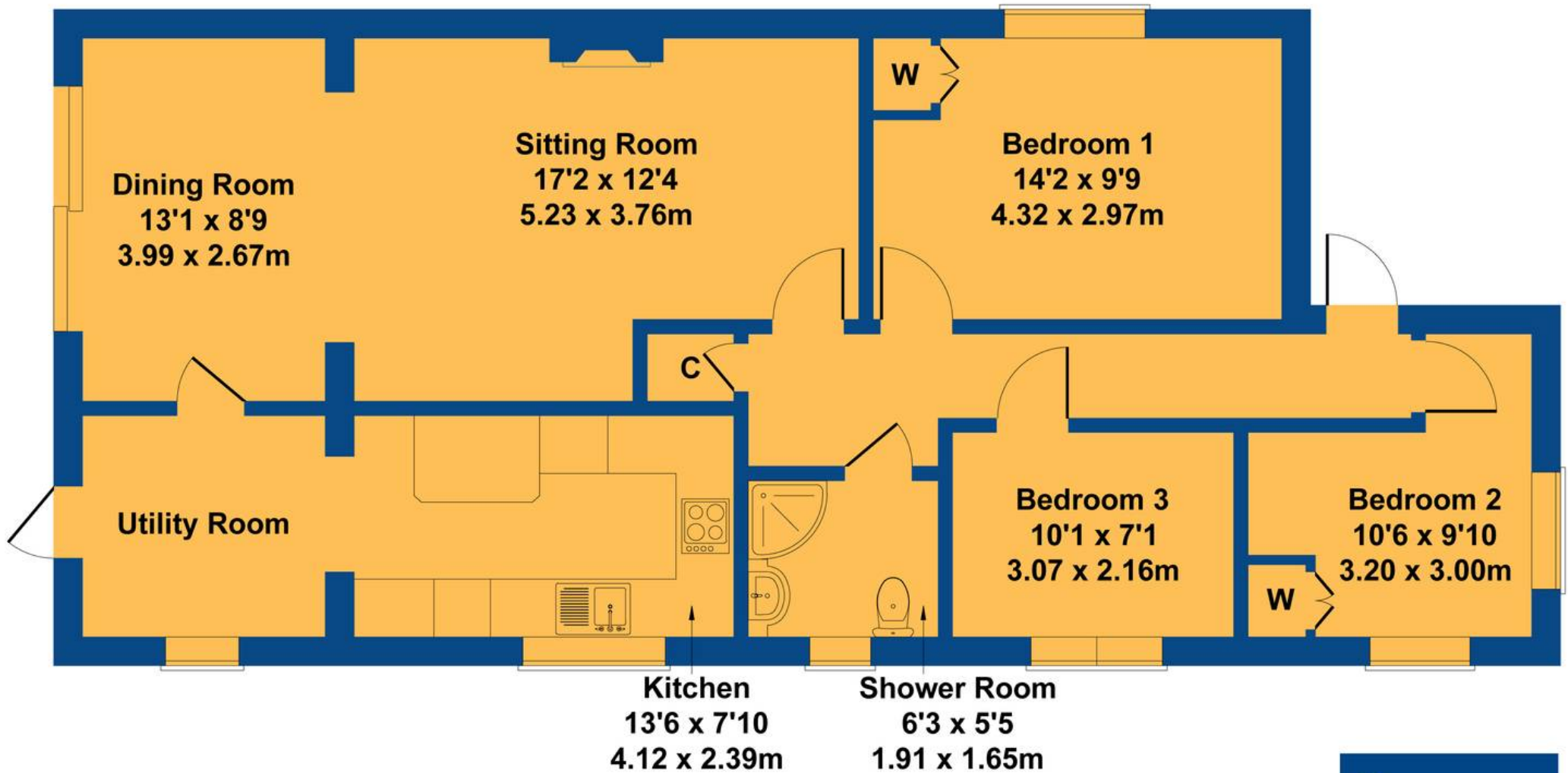
Driveway with gates. Parking for 2 cars in front of gates with more space to park beyond the gates.





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Approximate Gross Internal Area
954 sq ft - 89 sq m



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



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