



## St. Davids Avenue, guide price £260,000- £270,000

- Council Tax Band - D
- This refurbished 3-bedroom home in Llantwit Major features a modern blend of comfort and potential, including a 2019 roof and 2021 combination boiler.
- Enjoy a brand-new IKEA kitchen, fresh carpets, and neutral decor—a perfect blank canvas to make your own.
- Close to shops, schools, and the stunning Heritage Coastline and beach, perfect for first-time buyers or families.
- No Onward Chain! Secure this spacious, low-maintenance property with generous outdoor space today.
- EPC Rating: C



 3
  1
  2





## About the property

Guide Price £260,000 - £270,000 Beautifully refreshed and ready to move into, this three-bedroom mid-terrace home in Llantwit Major, Vale of Glamorgan offers a contemporary blend of comfort and potential. Benefiting from a 2019 roof and a modern gas central heating system with combination boiler (2021), the property has been thoughtfully upgraded with a brand-new kitchen from IKEA, new carpets, and a neutral decor that provides a perfect blank canvas.

Located in a desirable area close to shops, schools, Heritage Coastline and beach, this home is ideal for first-time buyers or families seeking a spacious, low-maintenance property. With no onward chain, this is an unmissable opportunity to secure a conveniently located home with generous outdoor space.



### Entrance Porch

Enter via UPVC front door into a welcoming hallway, complete with convenient access to the living and kitchen/dining areas and a carpeted staircase leading to the first floor. Radiator and radiator cover complete with understairs storage

### Lounge

14' 7" x 11' 10" ( 4.45m x 3.61m )

This spacious and light-filled room boasts a large UPVC front window, a radiator, and a charming fireplace that adds character and warmth. The chimney has been removed but could easily be restored .Fitted carpets and radiator

### Dining Room

11' 11" x 8' 4" ( 3.63m x 2.54m )

With views of the rear garden through a UPVC window, this room is perfect for family meals or entertaining guests. A pantry provides extra storage, and the dining room connects to the kitchen via an arch. This space also gives the versatility to reconfigure to create an open plan kitchen, family/dining room. Provides direct access to the expansive rear garden, Radiator and cushioned flooring.

### Kitchen

5' 10" x 8' 2" ( 1.78m x 2.49m )

Recently updated with a stylish new kitchen from IKEA, the space features sleek modern fittings and plenty of storage. There's potential to merge with the dining room (subject to checks) to create an open-plan design.

### First Floor Landing

The carpeted landing offers access to all three bedrooms and the bathroom, with a loft hatch for additional storage. Handy storage space on right hand side of the staircase.

### Bedroom One

13' 11" x 12' 1" ( 4.24m x 3.68m )

This generously sized master bedroom includes a UPVC front window, a radiator, and built-in storage housing the 2021 combination boiler.

### Bedroom Two

13' 9" x 8' 6" ( 4.19m x 2.59m )

Overlooking the large rear garden, this room features fitted carpets, a radiator and a large UPVC window

### Bedroom Three

9' 6" x 6' 10" ( 2.90m x 2.08m )

Perfect as a child's room, home office, or creative space, this room has a front-facing UPVC window, carpets and radiator.

### Bathroom

Fitted with a modern shower enclosure, wash basin, and low-level WC, the bathroom also features a vertical radiator and an opaque UPVC window for natural light

### External

The front garden is bound by new close board fencing and is mainly laid to lawn, with potential for off-street parking (subject to planning approval).

Rear Garden (23' x 123')

This substantial, fully enclosed garden which is predominantly laid to lawn, offers endless possibilities for family activities, gardening, or entertaining. Fenced boundaries. A water tap and shared side access.

01446 772857

enquiries@pablack.co.uk

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let