



## 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



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## 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 in 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.

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## Floorplan



**Ground Floor**



**First Floor**

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