



St. Davids Avenue, offers over £250,000

- 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.



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About the property

Modern and move-in ready, this three-bedroom mid-terrace property in Llantwit Major, Vale of Glamorgan delivers stylish living with promising potential. Featuring a 2019 roof and a modern gas central heating setup with a 2021 combination boiler, it's been tastefully improved throughout with a new IKEA kitchen, fresh carpeting, and light, neutral tones to suit any décor style.

Situated in a sought-after location near local shops, schools, the Heritage Coastline, and the beach, this property is well-suited to first-time buyers or growing families wanting a spacious, easy-to-care-for home. With no chain involved, this is a fantastic opportunity to acquire a well-placed home with excellent 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.

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Floorplan



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