



37 Cae Brewis, Llantwit Major

Llantwit Major

Guide Price **£270,000**



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Llantwit Major

Modern three-bed semi with en-suite, stylish kitchen, low-maintenance garden, driveway, NHBC warranty, no chain. Close to schools, shops, and transport. Ideal for families or professionals.

Council Tax band: TBD

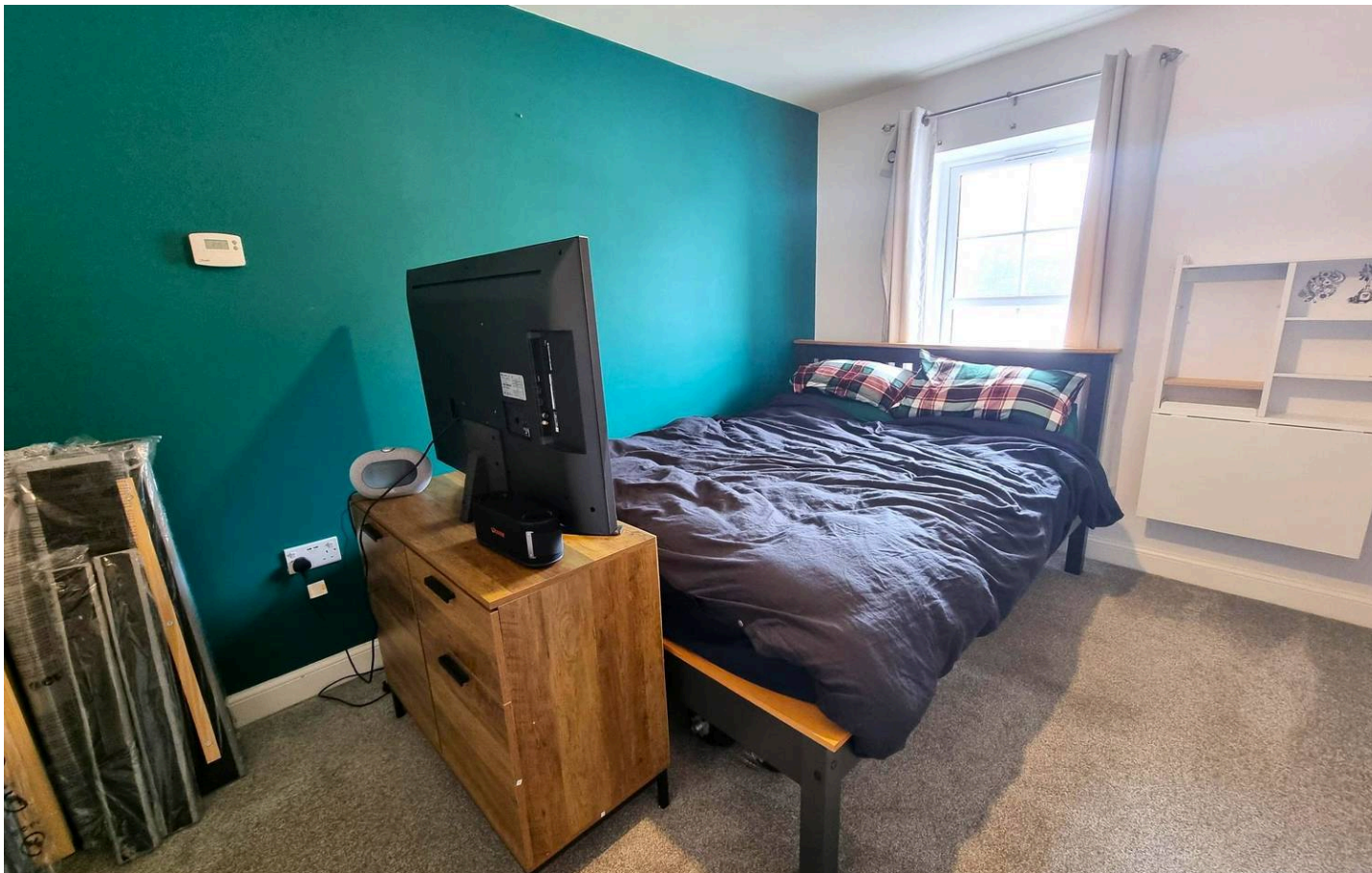
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- THREE BEDROOMED SEMI-DETACHED
- BARRATT CONSTRUCTION
- EN-SUITE
- DOWNSTAIRS CLOAKROOM
- STILL COVERED BY NHBC
- LANDSCAPED GARDEN
- DRIVEWAY
- GOOD SCHOOL CATCHMENTS
- SHORT DISTANCE TO LOCAL AMENITIES
- NO ONGOING CHAIN





Hallway

Enter through a composite door with glazed panel. Wood effect LVT flooring. Radiator. Staircase rising to first floor with fitted carpet. Panelled doors into :-

Cloakroom

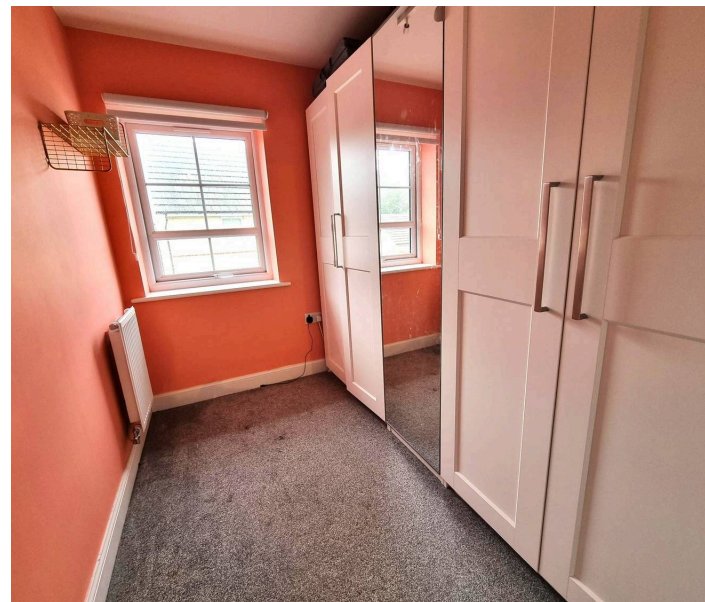
Wood effect LVT flooring, radiator. Close coupled WC, wall mounted wash hand basin. Tiling to splashback. Radiator. Extractor fan.

Lounge

11' 8" x 16' 10" (3.56m x 5.13m)
Continuation of LVT wood effect flooring. Neutral décor. Radiator. Double glazed window to front elevation. Flat plastered ceiling. Door into :-

Kitchen/dining room

10' 4" x 14' 10" (3.15m x 4.52m)
High gloss ceramic tiled flooring. A range of base and eye level units with complementing work surfaces. Inset single drainer sink with mixer tap over. Built in oven and hob with extractor over. Integrated dishwasher, spaces for washing machine and fridge freezer. Window to rear. Radiator. Built in understairs storage cupboard. French doors opening out to rear garden.



Landing

Fitted carpet, spindled balustrade. Built in storage cupboard. Flat plastered ceiling with loft access. No ladder and boarding. Doors into :-

Bedroom One

8' 5" x 13' 8" (2.57m x 4.17m)
Fitted carpet, Radiator. Flat plastered walls and ceiling. Window to front elevation. Panelled door into :-

En-suite

4' 5" x 8' 5" (1.35m x 2.56m)
Wood effect vinyl flooring. Close coupled WC, pedestal wash hand basin and a single shower cubicle with electric shower running from the mains. Tiling to splash backs. Wall mounted mirrored cabinet. Radiator. Extractor fan.

GARDEN

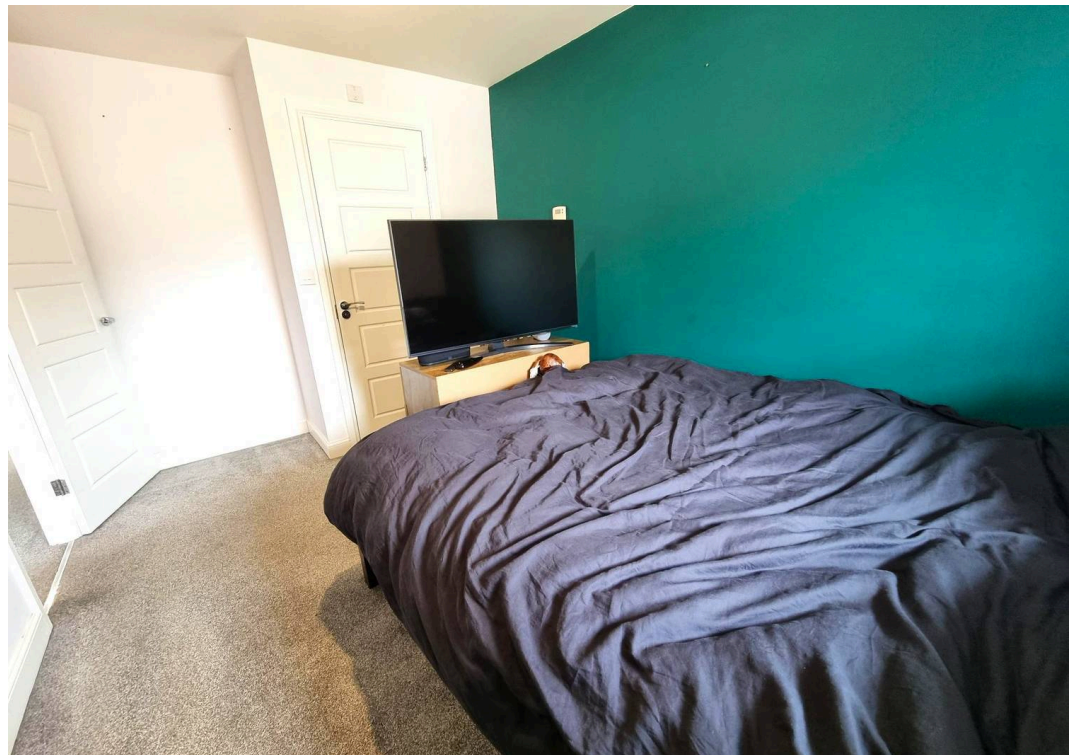
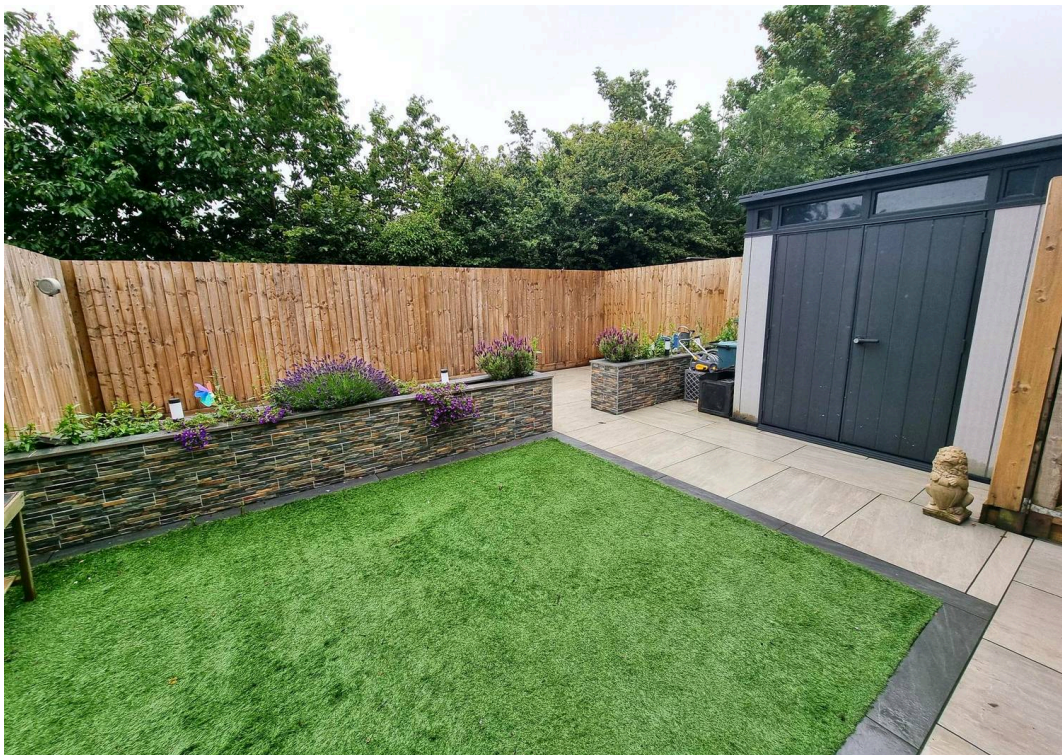
A low maintenance landscaped enclosed rear garden. Feature raised flower beds, Porcelain paved pathway and patio area. Artificial lawn. Gate giving access onto driveway. Plastic storage shed to remain. Outside tap.

DRIVEWAY

2 Parking Spaces

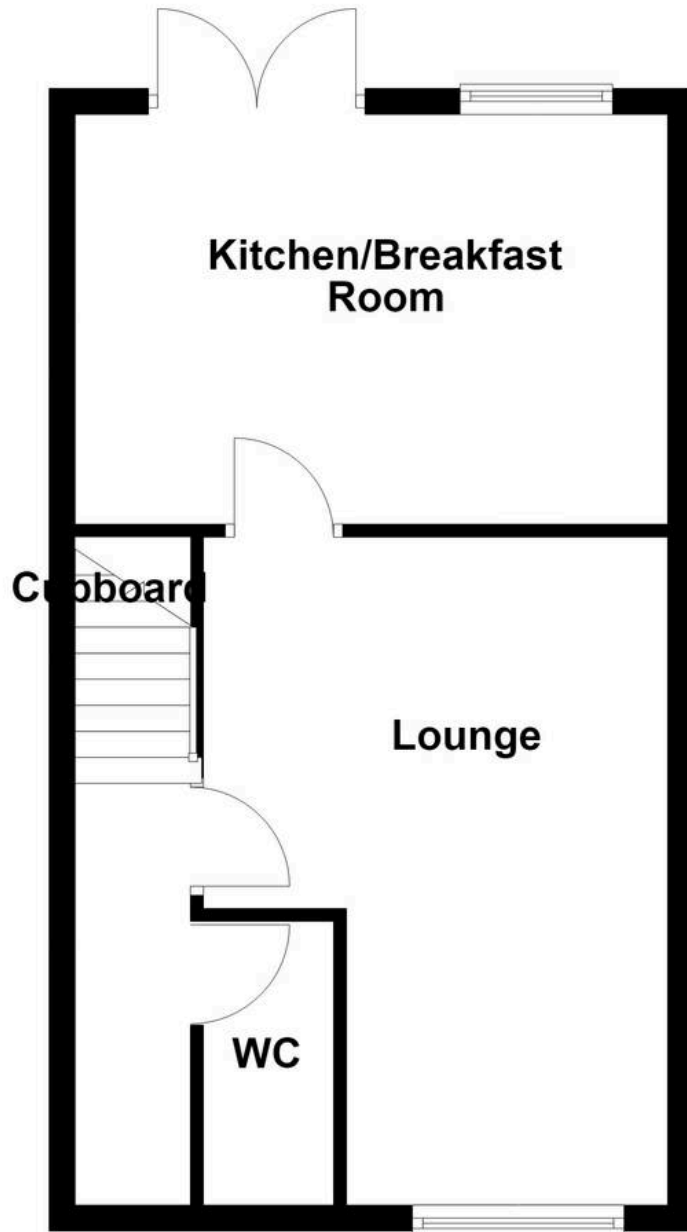
Tarmac driveway for two cars to the side of the property.





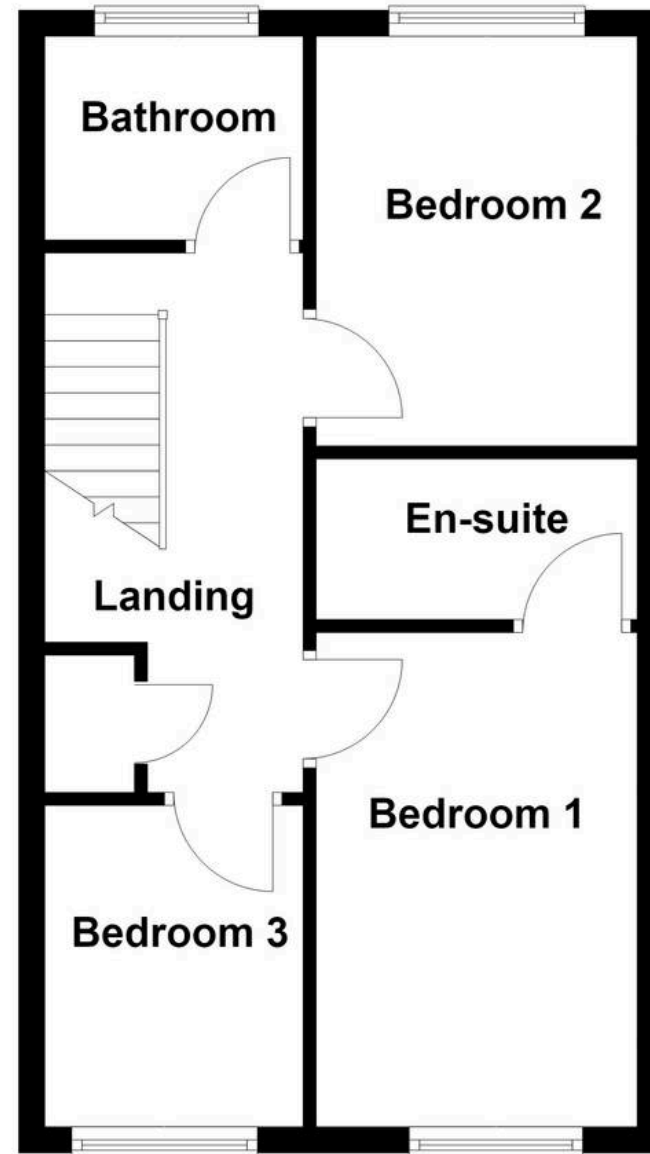
Ground Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 77.6 sq. metres (835.4 sq. feet)



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