



17 Llys Dewi

Llantwit Major

£210,000

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Llantwit Major, Llantwit Major

Modern 2-bed home with shaker kitchen, bright lounge, garden, patio, parking and storage. Close to Llantwit Major amenities, beaches, schools and rail links to Cardiff and Bridgend.

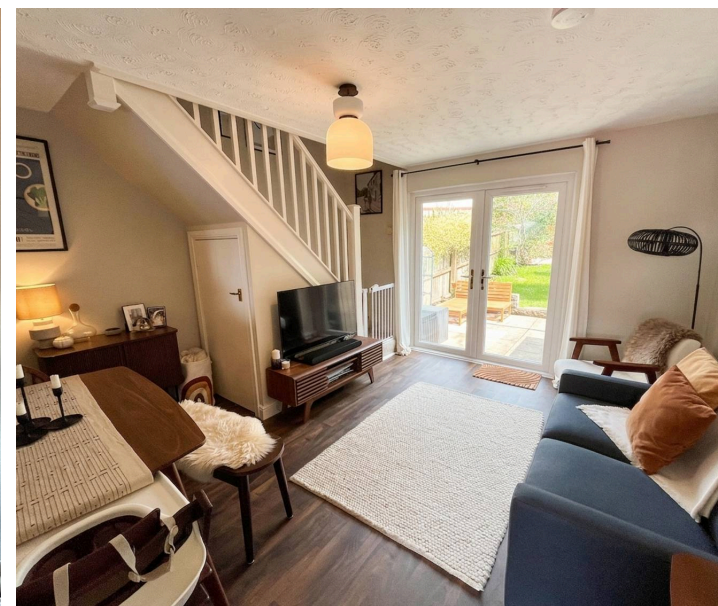
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

From the Cowbridge office follow towards Llantwit Major Road, and the first junction turn left and continue. At the next junction turn left again continuing on Llantwit Major Road. Follow along this road and it will lead to a roundabout. At the roundabout continue straight over into Cowbridge Road to another roundabout, take the 1st left onto Groeswen and take the first right into Llys Dewi, follow into the street and the property will be at the end of cul-de-sac.





The property is entered via a UPVC front door into a spacious entrance hallway, providing a welcoming first impression. The kitchen, located to the front of the home, is fitted with classic shaker-style wall and base units, black roll-top effect work surfaces and a white tiled splashback. There is space for a freestanding oven, fridge/freezer and washing machine, along with a stainless-steel sink and mixer tap. A double-glazed UPVC window overlooks the front, and the Ideal boiler is neatly positioned within the kitchen.

An attractive arched opening from the kitchen gives a sense of openness into the bright lounge, neutrally decorated and enjoying a lovely garden outlook with under stair storage. Double-glazed French doors open directly onto the patio, creating a lovely connection between indoor and outdoor space and making the room ideal for both relaxing and entertaining.

Stairs rise to the first-floor landing, which benefits from a storage cupboard and access to the loft via a pull-down ladder.

The main bedroom is a comfortable double with space for a triple wardrobe and additional hanging storage, complemented by a double-glazed UPVC window overlooking the rear garden. Bedroom two is a well-proportioned single room, ideal as a guest bedroom or home office, with a front-facing UPVC window.

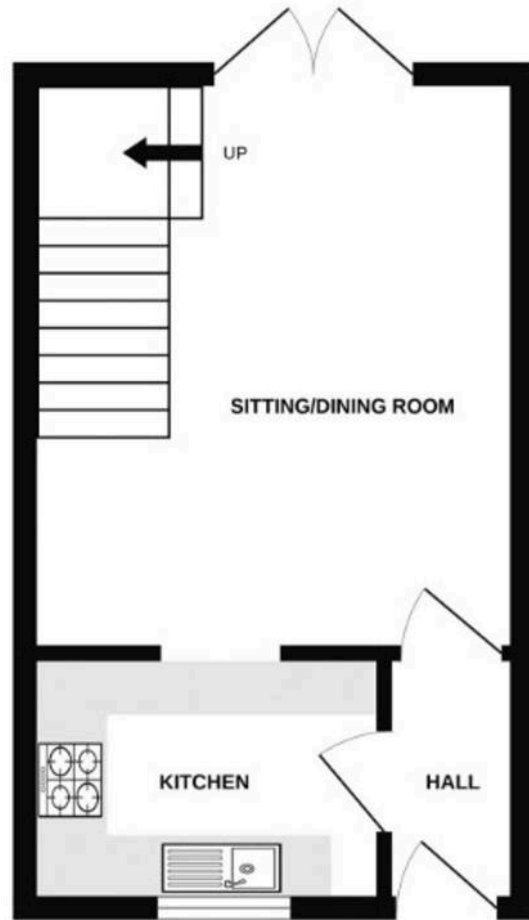
The bathroom is fitted with cushioned flooring and light grey tiling, comprising a panel bath with mixer tap, large rainfall shower with separate rinse handset, concealed-cistern WC, wash hand basin with vanity storage and a chrome heated towel rail. A frosted UPVC window allows in natural light.

Outside, the rear garden features a patio seating area directly off the lounge, leading to a lawned section framed by mature shrubs and trees, with an additional gravelled seating area towards the rear, ideal for outdoor dining or relaxation. To the front of the property is a neat chipped area with a storage shed, perfect for bins and garden equipment. The home further benefits from one allocated parking space located to the front.

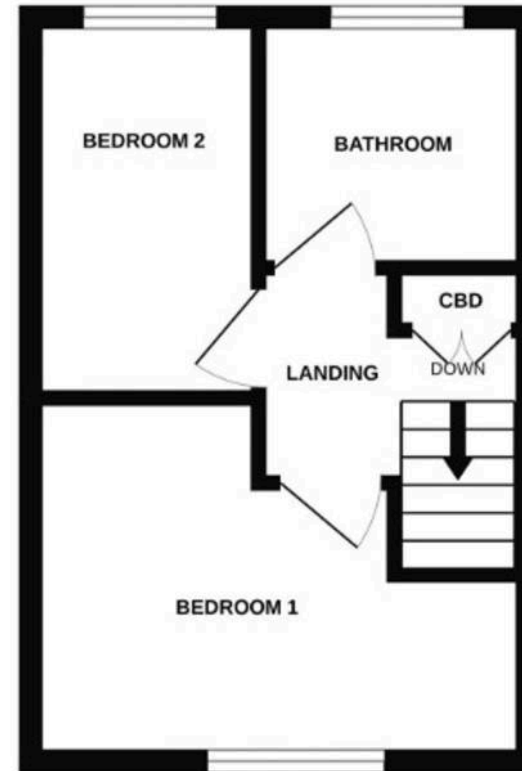
Ideally situated close to the popular town of Llantwit Major, the property enjoys easy access to beautiful beaches, scenic coastal walks and a range of shops, cafés and schools. The town's railway station provides good connections to Cardiff and Bridgend, making this a great choice for commuters looking to enjoy a coastal lifestyle.



GROUND FLOOR



1ST FLOOR





Herbert R Thomas

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