



## 73 Fitzhamon Avenue, Llantwit Major

£285,000 Freehold

MID TERRACED FAMILY HOME. • EXTENDED. 3 BEDROOMS. • IMPRESSIVE KITCHEN/DINER. • GCH. UPVC. DRIVEWAY. • POPULAR LOCATION. • SPACIOUS ACCOMMODATION. • IMPRESSIVE GARDENS. • EPC D64.





An excellent opportunity to acquire a spacious EXTENDED mid terraced traditional home located in a popular area in the heart of Llantwit major, Vale of Glamorgan. Fitzhamon Avenue is within walking distance of local shops, schools, amenities, train and bus stations, and the Heritage Coastline and beaches. The property briefly comprises; entrance hallway, sitting room, and open plan kitchen/diner with bifold doors with a real 'wow factor' to the ground floor. To the first floor there are three well proportioned bedrooms and family bathroom. Outside a re impressive gardens to the front and rear, and a double driveway. Number 73 enjoys gas central heating and UPVC windows and doors. Viewings are recommended to fully appreciate the location, garden sizes and impressive extension to the rear.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**GROUND FLOOR**

**Entrance Hallway**

Radiator. Stairs to first floor. Doors to kitchen/diner and sitting room. Wood effect flooring. Under stairs cupboard.

**Sitting Room**

14' 1" x 10' 10" (4.29m x 3.30m)  
Radiator. UPVC window to front.

**Kitchen/Diner**

19' 1" x 17' 3" (5.82m x 5.26m)  
Veluxes to rear. Bifold doors to rear. Radiator. Wood effect flooring. Island with stainless steel one and a half bowl sink with mixer tap and wine rack. Radiators. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. 5 burner gas hob with hood. Space for white goods. Down lighting. Under stairs storage (potential for WC - plumbing is already in place).





**FIRST FLOOR**

**Landing**

Oak doors to bedrooms and bathroom. Loft access.

**Family Bathroom**

8' 6" x 5' 3" (2.59m x 1.60m)

UPVC opaque window to rear. Vertical radiator. Low level WC. Panelled bath with mixer shower over and mixer shower attachment. Down lighting. Ceramic floor tiles and wall tiles. Ceramic wash hand basin with mixer tap. Down lighting,

**Bedroom 1**

11' 8" x 12' 11" (3.56m x 3.94m)

UPVC window to front. Radiator. Built in wardrobe.

**Bedroom 2**

8' 3" x 13' 8" (2.52m x 4.17m)

UPVC window to rear. Radiator.

**Bedroom 3**

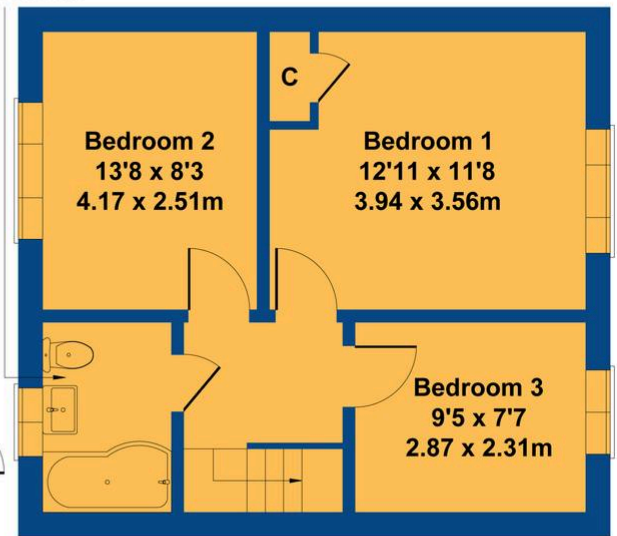
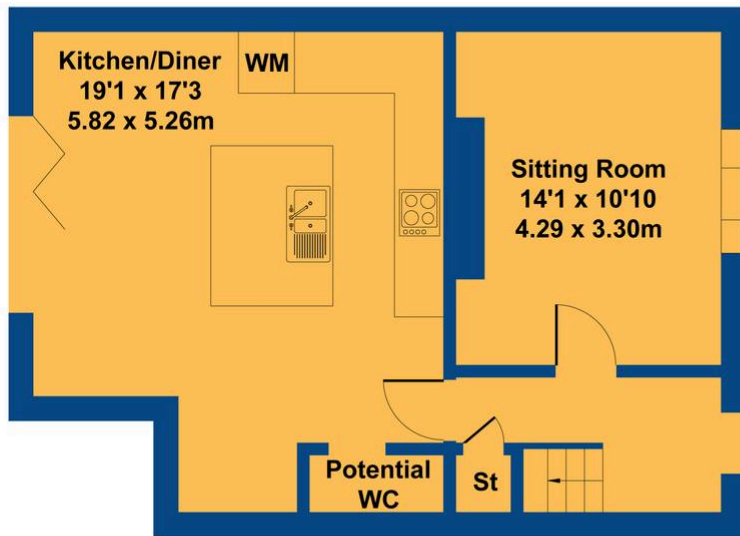
7' 7" x 9' 5" (2.31m x 2.87m)

UPVC window to front. Radiator.



# 73 Fitzhamon Avenue

Approximate Gross Internal Area  
956 sq ft - 89 sq m  
Family Bathroom  
8'6 x 5'3  
2.59 x 1.60m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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