81 Llanmaes Road, Llantwit Major

£350,000 Freehold

DETACHED BUNGALOW. • 2 BEDROOMS. • SITTING/DINING ROOM. • GCH. UPVC. CLOAKROOM/WC. • NO FORWARD CHAIN. • UTILITY. GARDENS. • DRIVEWAY. GARAGE. • EPC TBC.

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Rarely available stands this detached two double bedroom bungalow, located within walking distance of the the shops and amenities of Llantwit Major, Vale of Glamorgan - and withing easy reach of the Heritage Coastline and beaches. The property which comes with NO FORWARD CHAIN, briefly comprises; entrance hallway, inner hallway, sitting/dining room, kitchen. utility, shower room, cloakroom/WC and two double bedrooms. Outside there are level gardens to the front and rear, with driveway for at least two cars, and a garage. 81 Llanmaes Road enjoys gas central heating and UPVC windows and doors. Viewings recommended to appreciate the spacious accommodation and easy access into the town.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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Entrance Hallway
Front entrance door. Door to inner hallway.

Inner Hallway
Doors to workshop and garage, cloakroom/WC, bedrooms, shower room, kitchen and sitting/dining room.

Cloakroom/WC
Low level WC. Wash hand basin.

Sitting/Dining Room
13' 11" x 21' 10" (4.24m x 6.66m)
UPVC French doors front. Radiator. Space for dining room table and chairs. Fireplace.

Kitchen
9' 9" x 9' 9" (2.97m x 2.97m)
Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Ceramic sink with mixer tap. Eye level oven. Induction hob. Glazed door to utility.

Utility
7' 7" x 7' 7" (2.31m x 2.31m)
Glazed door to side. Storage cupboard.

Bedroom 1
11' 10" x 12' 11" (3.61m x 3.94m)
UPVC window to rear. Radiator.

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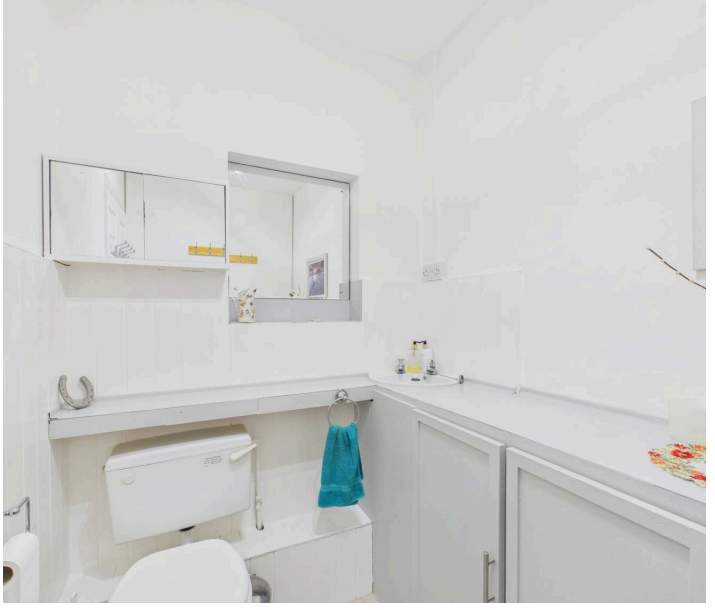
1[illegible]" (3.63m x 3.61m)
UPVC window to rear. Radiator.



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Bedroom 1
11' 10" x 12' 11" (3.61m x 3.94m)
UPVC window to rear. Radiator.

Bedroom 2
11' 11" x 11' 10" (3.63m x 3.61m)
UPVC window to rear. Radiator.

Shower Room
8' 0" x 7' 9" (2.44m x 2.36m)
UPVC opaque window to rear. Radiator. Shower enclosure with mixer shower. Wash hand basin.

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GARDEN

Front garden - level and laid to lawn. Rear garden - private, level and laid to lawn. Paved area for table and chairs etc.

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