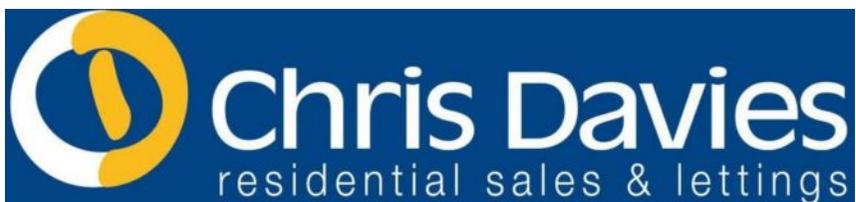




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13 Fairfield Close, Llantwit Major
£240,000



13 Fairfield Close

Llantwit Major, Llantwit Major

No forward chain with this semi detached home located in a quiet well regarded close, walking distance from schools, shops, amenities and bus and train stations of Llantwit Major, Vale of Glamorgan. The property briefly comprises; entrance hallway, sitting room with gas back boiler, kitchen, rear porch and dining room to the ground floor. To the first floor are two bedrooms and a bathroom. Outside there are mature gardens with a driveway and garage. The property enjoys UPVC windows and doors and gas central heating. Viewings are recommended to appreciate the location in the town and the potential to modernise. Llantwit Major is within walking distance of the Heritage Coastline and beaches and within easy reach of the M4. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: EPC Environmental Impact Rating:



- SEMI DETACHED HOME.
- QUIET SOUGHT AFTER CLOSE.
- 2 BEDROOMS.
- 2 RECEPTION ROOMS.
- REAR PORCH.
- GARAGE. DRIVEWAY.
- MATURE GARDENS.
- NO FORWARD CHAIN.
- EPC E54.



GROUND FLOOR

Entrance Hallway

Stairs to first floor. Radiator. UPVC opaque glazed front entrance door. Doors to sitting room and kitchen.

Sitting Room

12' 6" x 17' 1" (3.81m x 5.21m)

UPVC window to front. Radiator. Gas back boiler providing the central heating. Door to kitchen.

Kitchen

7' 5" x 12' 6" (2.26m x 3.81m)

UPVC window to rear. Fully fitted kitchen comprising eye level units base units with work surfaces over. Stainless steel sink with mixer tap. Integrated electric hob, oven and grill. Door to rear porch and dining room.

Rear Porch

UPVC opaque glazed door to rear.

Dining Room

7' 1" x 11' 8" (2.16m x 3.56m)

UPVC window to rear. Radiator.

FIRST FLOOR

Landing

Doors to bedrooms and bathroom. Linen cupboard. Radiator.

Bedroom 1

17' 1" x 11' 4" (5.21m x 3.45m)

Airing cupboard. Radiator. UPVC window to front.

Bedroom 2

12' 9" x 7' 9" (3.89m x 2.36m)

Velux. UPVC windows to side. Loft access.

Family Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)

UPVC opaque window to rear. Low level WC. Wash hand basin. Panelled bath with electric mixer shower over.





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GARDEN

Front garden - Laid to lawn. Rear Garden - a mature garden with sunny aspect and private. Please note there is a railway line to the rear of the property but there is some distance between the train line and the rear boundary line of the garden we believe.

GARAGE

Single Garage

Up and over door to the garage for 1 car.

DRIVEWAY

1 Parking Space

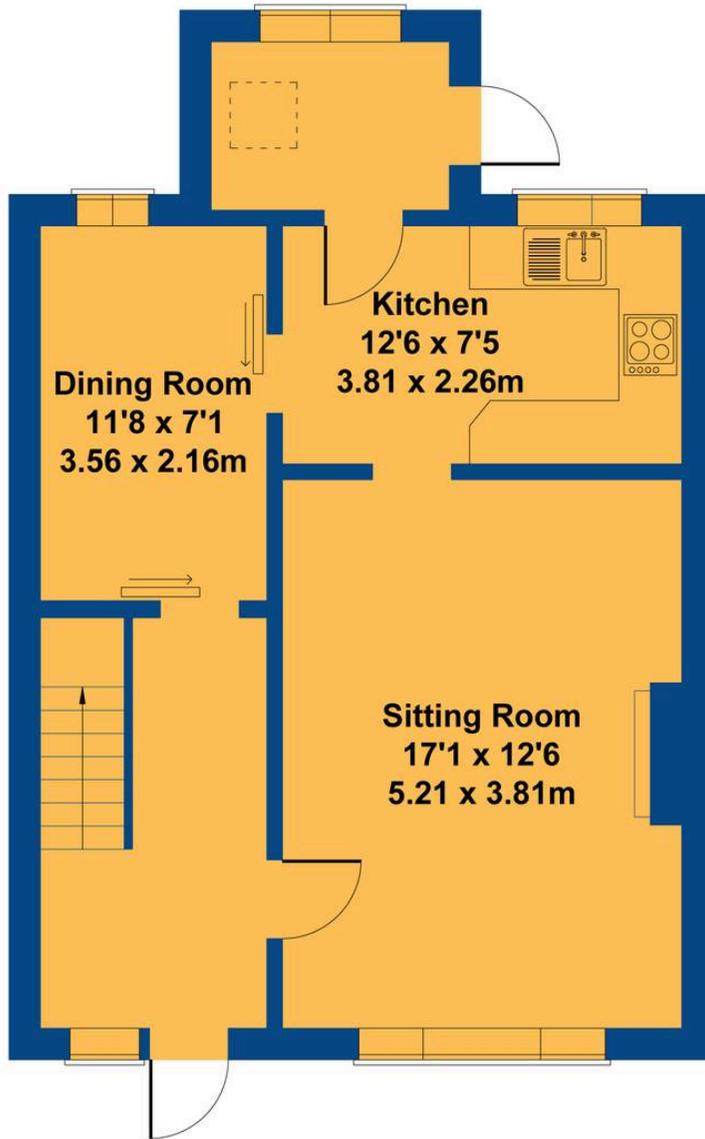
Off road parking with the driveway.



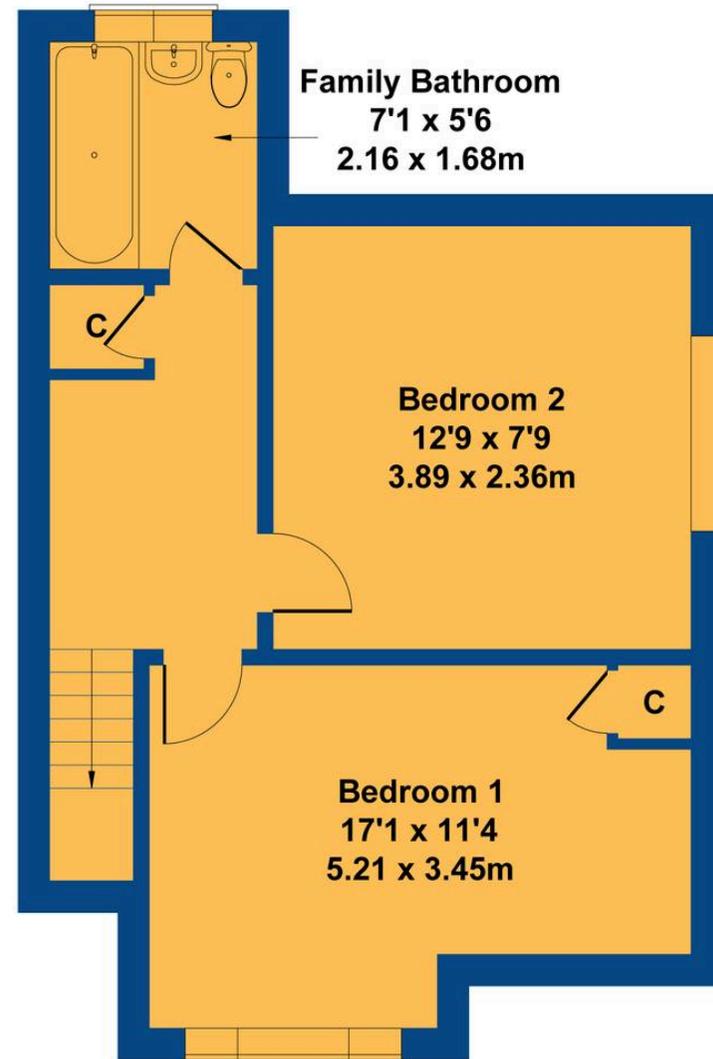


13 Fairfield Close

Approximate Gross Internal Area
1055 sq ft - 98 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.