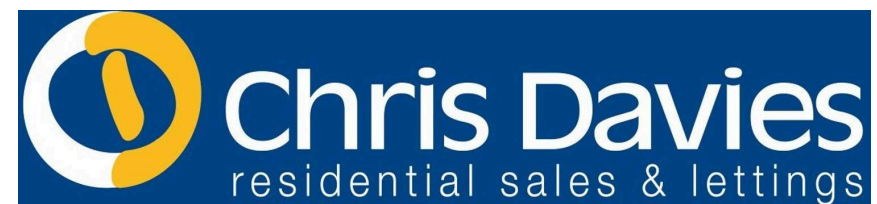




Enhanced with Alby STREET



8 Llys Dwynwen, Llantwit Major
£289,000



8 Llys Dwynwen

Llantwit Major, Llantwit Major

A great opportunity to acquire this semi detached family home in a quiet cul de sac position, located in Llantwit Major, Vale of Glamorgan. Briefly the property comprises entrance hallway, sitting room, cloakroom/WC, and kitchen/diner to the ground floor. To the first floor there are three bedrooms, an EN-SUITE shower room and a family bathroom. Outside to the front is a garden area with a driveway for 2 cars and a garage, and an enclosed private garden to the rear. The property enjoys UPVC double glazed windows and GAS CENTRAL HEATING with a combination boiler. NO FORWARD CHAIN.

Council Tax band: D

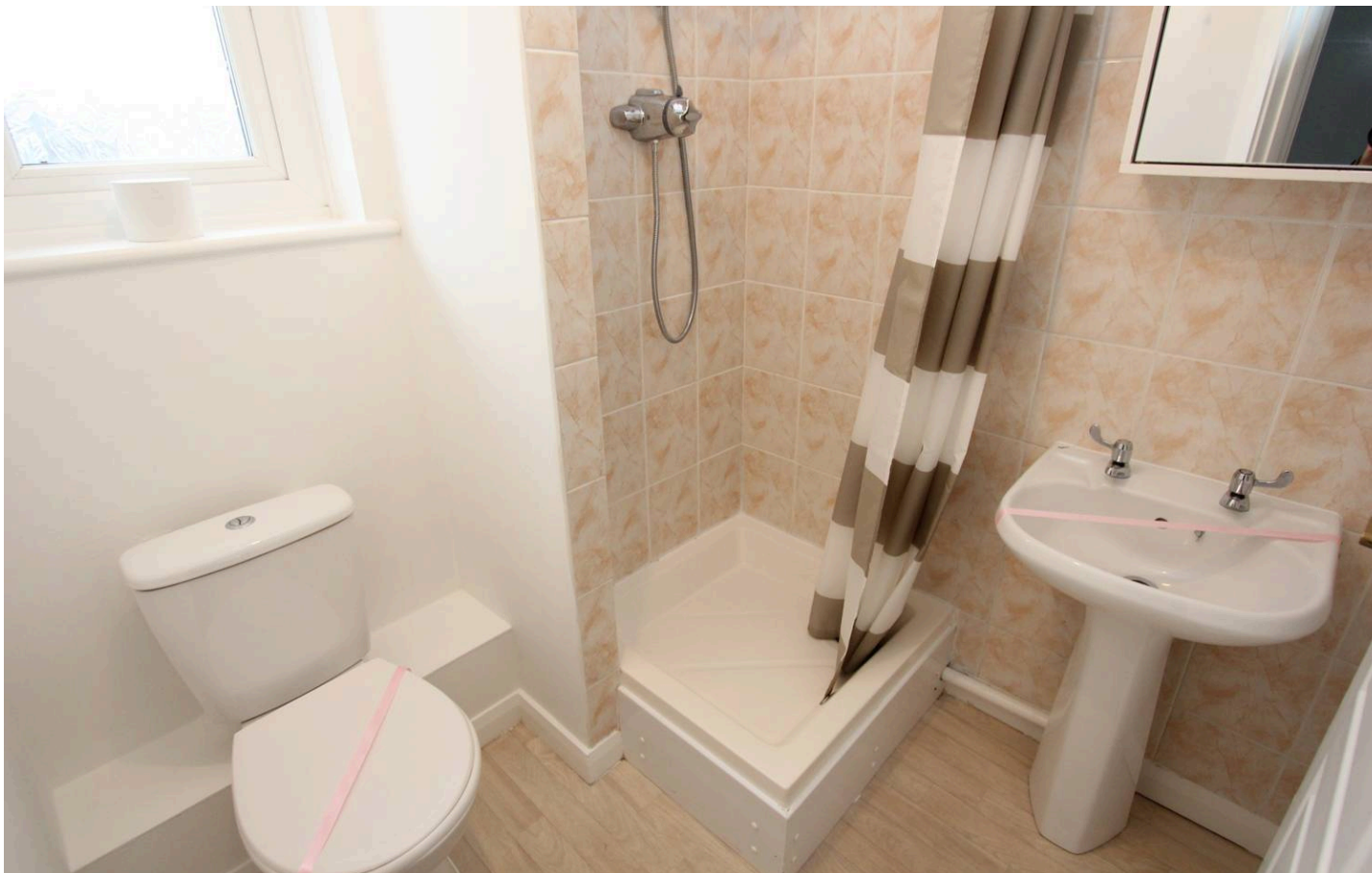
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- SEMI DETACHED HOME.
- 3 BEDROOMS.
- GARAGE. DRIVEWAY.
- EPC C71
- EN-SUITE.
- PRIVATE REAR GARDEN.
- NO FORWARD CHAIN.
- POPULAR LOCATION.
- QUIET CUL DE SAC.





GROUND FLOOR

Entrance Hallway

Front entrance door. Doors to cloakroom/WC and sitting room. Stairs to first floor.

Cloakroom/WC

5' 10" x 3' 4" (1.78m x 1.02m)

UPVC window to front. Radiator. Wash hand basin and low level WC.

Sitting Room

14' 4" x 12' 3" (4.37m x 3.73m)

UPVC window to front. Radiator. Doors to kitchen/diner.

Kitchen /Diner

15' 7" x 10' 7" (4.75m x 3.23m)

UPVC window and French doors to rear. Under stairs cupboard. Space for dining room table and chairs. Fully fitted kitchen comprising eye level units base units with drawers and works surfaces over. Inset sink with mixer tap. Electric hob and oven. Space for white goods.





FIRST FLOOR

Landing

Doors to bedrooms and bathroom.

Bedroom 1

12' 5" x 9' 9" (3.79m x 2.97m)

UPVC window to front. Door to en-suite. Radiator.

En-Suite

6' 1" x 5' 9" (1.85m x 1.75m)

Shower enclosure. Wash hand basin. UPVC window.

Low level WC.

Bedroom 2

7' 11" x 9' 5" (2.41m x 2.87m)

UPVC window to rear. Radiator.

Bedroom 3

6' 1" x 8' 10" (1.85m x 2.69m)

UPVC window to rear. Radiator.

Family Bathroom

5' 7" x 6' 5" (1.70m x 1.96m)

Panelled bath. Low level WC. Wash hand basin. UPVC window. Radiator.





GARDEN

Front - low maintenance area. Rear - enclosed private garden laid to lawn.

GARAGE

Single Garage

garage with up and over door for 1 car.

DRIVEWAY

1 Parking Space

Driveway for 2 cars.



8 Llys Dwynwen

Approximate Gross Internal Area

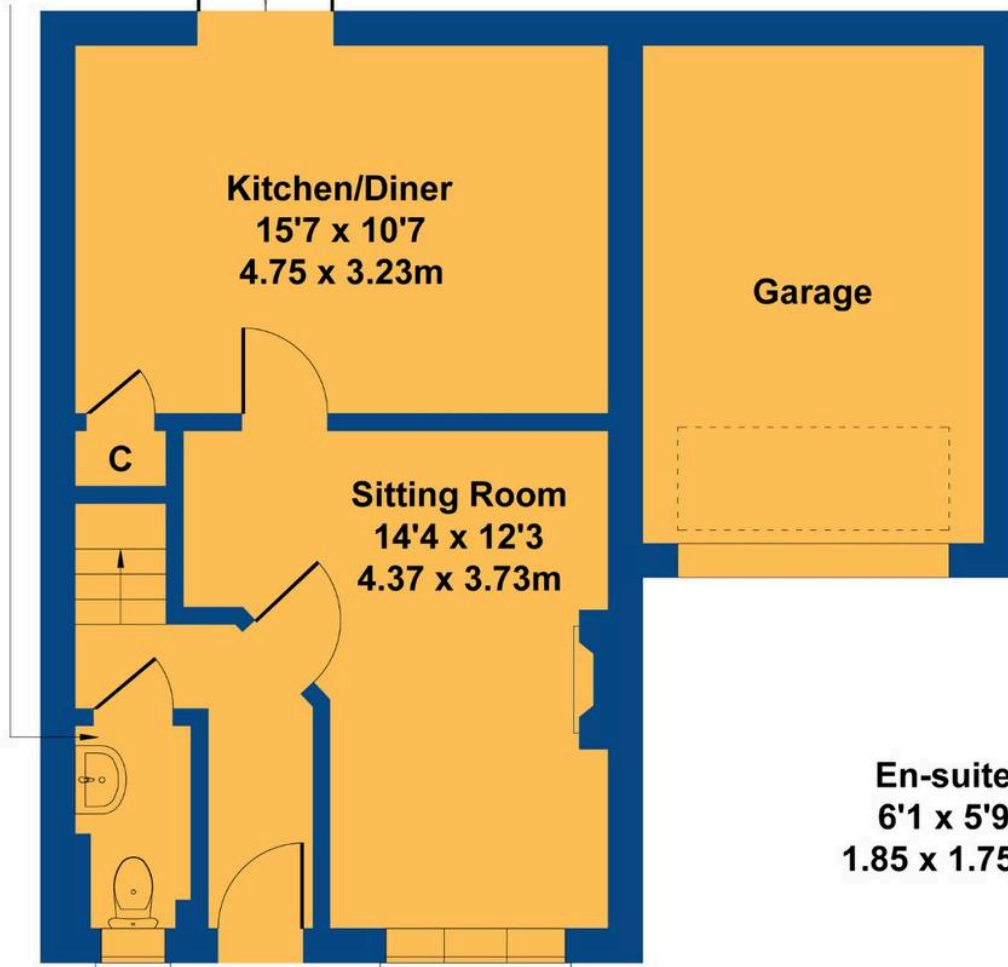
786 sq ft - 73 sq m

(Excluding Garage)

Cloakroom/WC

5'10 x 3'4

1.78 x 1.02m

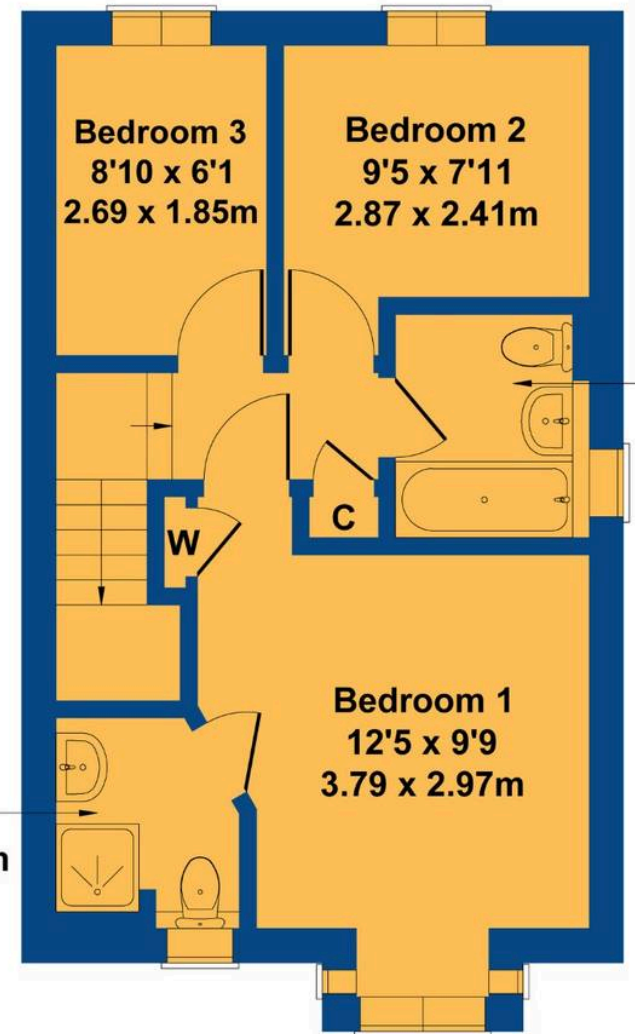


GROUND FLOOR

Family Bathroom

6'5 x 5'7

1.96 x 1.70m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

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.