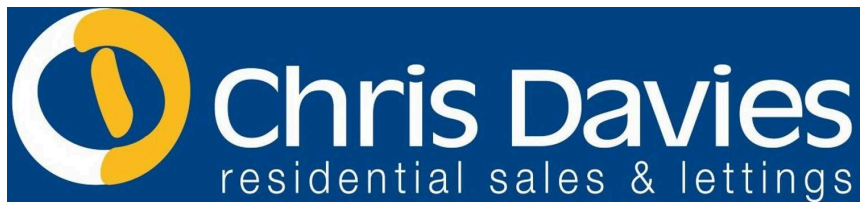




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59 Fitzhamon Avenue, Llantwit Major
£250,000



59 Fitzhamon Avenue

Llantwit Major, Llantwit Major

No forward chain with this extended family home. In a popular sought after location of Llantwit Major, Vale of Glamorgan stands this traditional mid terraced property with an impressive rear garden. The property briefly comprises entrance hallway, sitting room, kitchen/diner and cloakroom/WC to the ground floor. To the first floor there are three bedrooms and a family bathroom. Outside is a garden to the front with double driveway, and a mature enclosed rear garden. The property enjoys UPVC double glazed windows and doors, and a combination boiler. Lovely walk to the beach and within easy reach of shops, train and bus stations, and schools. Please note the property is currently going through the process of probate. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- MID TERRACED HOME.
- 3 BEDROOMS. CLOAKROOM/WC.
- DOUBLE DRIVEWAY.
- EXTENDED. NO FORWARD CHAIN.
- UPVC. GCH COMBI.
- MATURE GARDENS.
- EPC D68.
- SOUGHT AFTER LOCATION.





GROUND FLOOR

Entrance Hallway

Opaque glazed front entrance door with stairs to first floor and an under stairs cupboard. Doors to sitting room and kitchen/diner.

Sitting Room

14' 5" x 11' 3" (4.39m x 3.43m)

UPVC window to front. Open fireplace. Radiator.

Kitchen/Diner

16' 11" x 16' 5" (5.16m x 5.00m)

UPVC window to rear. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Integrated gas hob with oven. Space for white goods. Space for dining room table and chairs. Stainless steel sink with mixer tap. Wood effect flooring. UPVC French doors to rear. Door to cloakroom/WC.

Cloakroom/WC

Low level WC. Wash hand basin with understairs cupboard. UPVC opaque window to rear.





FIRST FLOOR

Landing

Doors to bedrooms and family bathroom. Loft access.
Storage area in stairwell.

Family Bathroom

8' 7" x 5' 6" (2.62m x 1.68m)

UPVC window to rear. Panelled bath. Wash hand basin.
Low level WC. Vertical radiator. Ceramic wall tiles.

Bedroom 1

11' 4" x 13' 2" (3.45m x 4.01m)

UPVC window to front. Radiator. Built in wardrobes.
Airing cupboard containing the Vaillant combination
boiler providing the central heating and hot water, with
radiator.

Bedroom 2

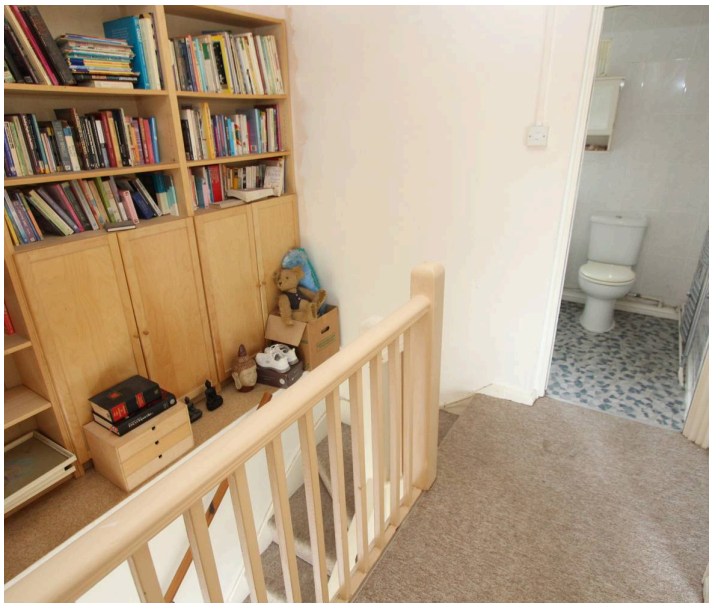
8' 3" x 14' 4" (2.52m x 4.37m)

UPVC window to rear. Radiator. Built in wardrobes.

Bedroom 3

9' 7" x 6' 6" (2.92m x 1.98m)

UPVC window to front. Radiator.



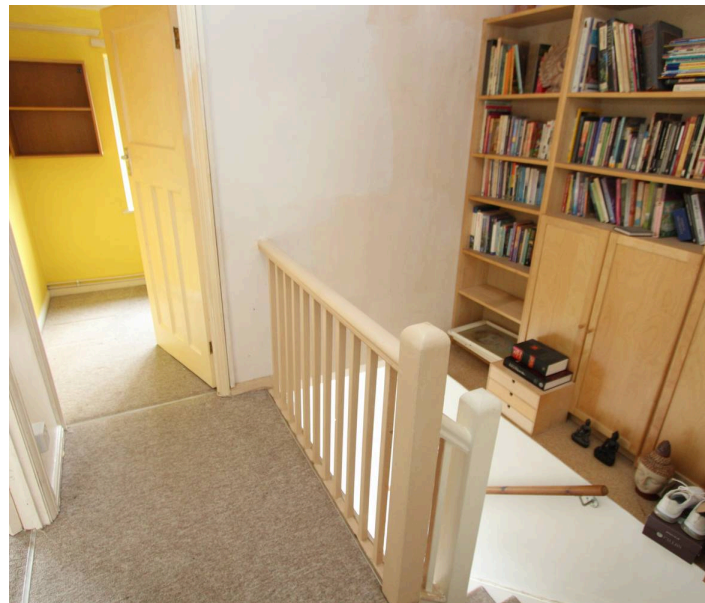
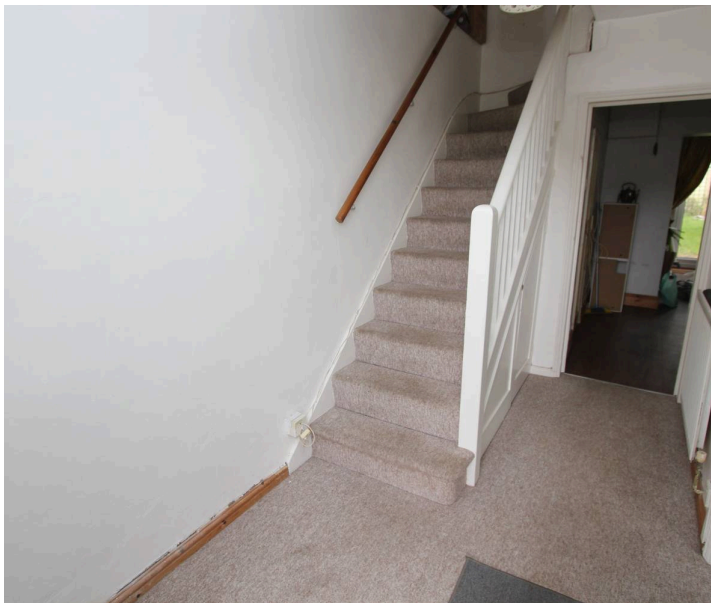


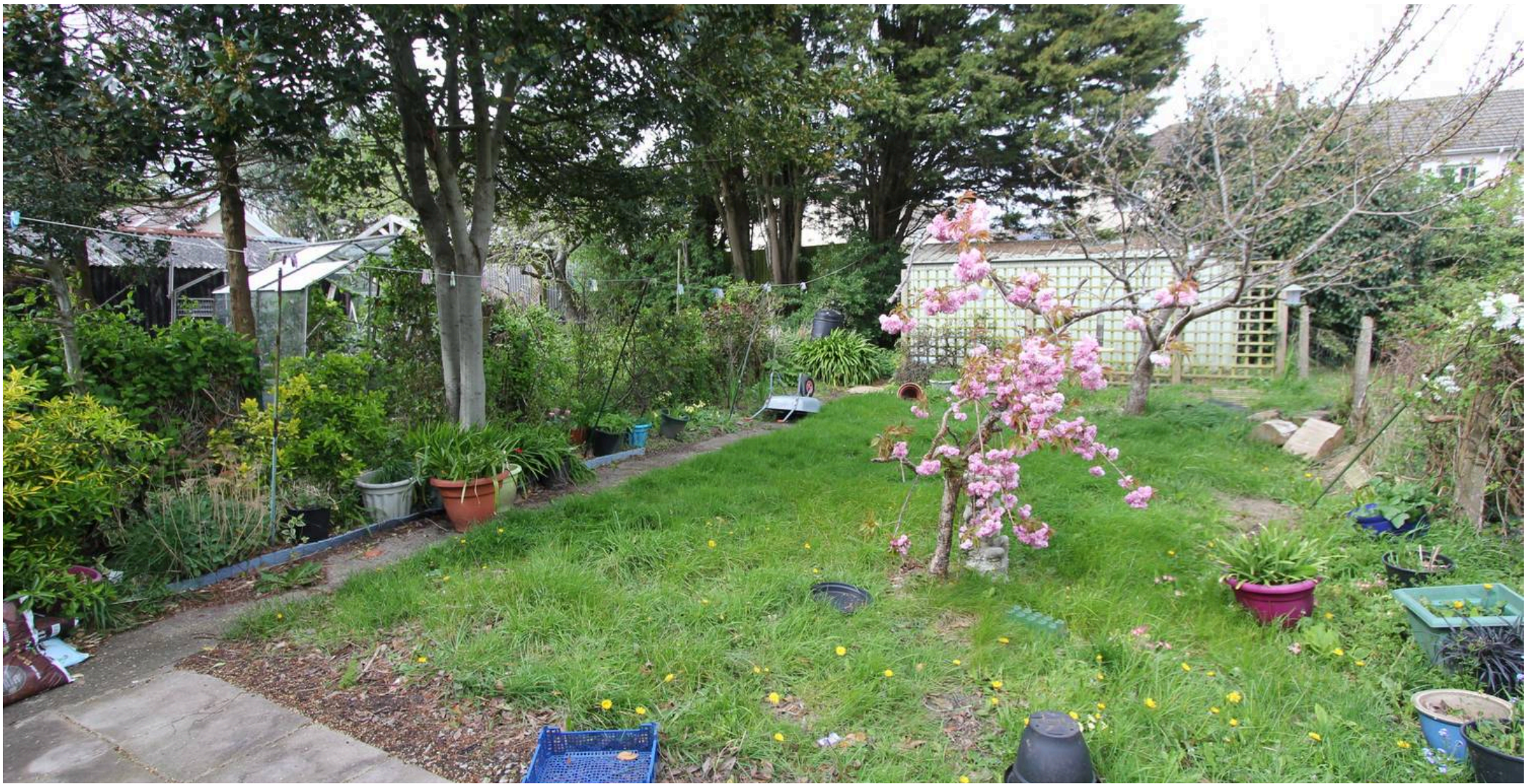
GARDEN

Front - enclosed garden laid to lawn. Gated path with side access (joint with neighbour) allowing access to rear.

GARDEN

Rear Garden - an enclosed garden laid to lawn with mature trees (including Cherry tree etc) etc, shed with power and lighting, and outside lighting.





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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.