



Malus Avenue, offers over £220,000

- Ideal First Time Buyer Opportunity
- Sought After Location
- Modern Throughout
- Off Road Parking
- Rear Garden
- EPC Rating: C



2 1 1



About the property

Discover the perfect blend of comfort and convenience with this stunning two-bedroom semi-detached house located in the charming community of Llantwit Fardre. This beautifully presented home boasts two generously sized bedrooms, providing ample space for relaxation and personalisation. The modern decor throughout the property creates a warm and inviting atmosphere, making it an ideal retreat for families or first-time buyers looking to settle in a vibrant neighbourhood.

The exterior of the property is equally impressive, featuring a driveway that offers off-road parking for your convenience. Step outside to enjoy the front and rear gardens, perfect for outdoor entertaining, gardening, or simply soaking up the sun. The well-maintained outdoor spaces enhance the overall appeal of the home, providing a serene environment for both relaxation and recreation.

Situated in close proximity to local shops, schools, and essential amenities, this property offers the ultimate in convenience. Whether you're running errands or seeking educational opportunities for your children, everything you need is just a stone's throw away. Don't miss the chance to make this delightful house your new home—schedule a viewing today and experience the charm of Llantwit Fardre for yourself!



Accommodation

Ground Floor

Lounge

13' 8" max x 13' 6" max (4.17m max x 4.11m max)

Kitchen/ Diner

13' 7" max x 8' 4" max (4.14m max x 2.54m max)

First Floor

Landing

Loft access which is part boarded for storage, airing cupboard where boiler is housed.

Bedroom 1

11' 6" max x 9' 8" max (3.51m max x 2.95m max)
wardrobe storage and storage cupboard.

Bedroom 2

9' 4" max x 7' 5" max (2.84m max x 2.26m max)
Wardrobe storage.

Shower Room

Shower unit, wash hand basin and w.c.

Outside

Front

A drive way creating off road parking and side access to rear.

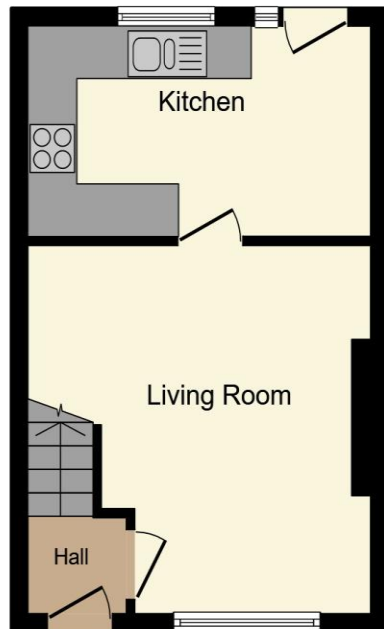
Rear

Fully enclosed rear garden, with decked area, lawn area and side access to front.

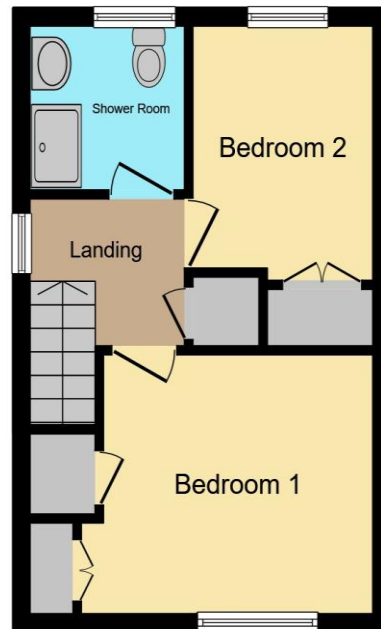
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Floorplan



Ground Floor



First Floor

Total floor area 56.3 m² (606 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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