



## Fairfield Rise, Llantwit Major offers over £365,000

- Extended three bedroom semi detached bungalow
- Short walking distance to Llantwit Major town centre, amenities, schools & train station
- Stunning rear extension with feature roof lantern providing exceptional natural light
- Spacious kitchen/diner ideal for family living and entertaining
- Additional utility area
- Contemporary four piece bathroom
- Fully enclosed generous south facing rear garden
- Off road parking for at least three vehicles
- EPC Rating: C





## About the property

Extended bungalow in walking distance of Llantwit Major town centre, schools and train station. Features a bright rear extension with roof lantern, spacious kitchen/diner, lounge, utility and modern bathroom. Benefits include a generous south facing garden and parking for at least three cars.





### Hallway

Entered via composite front door with doors leading into all bedrooms, bathroom and lounge.

### Kitchen / Dining Room

18' 11" x 9' 11" ( 5.77m x 3.02m )  
Fully fitted Wren kitchen with a range of modern units and contrasting work surfaces over. Feature purpose built housing for American style fridge/freezer with useful built in shelving each side and large door-fronted storage above. Large feature roof lantern flooding the space with light. UPVC window and patio doors leading out to the rear. Built-in range style oven with gas hob and extractor hood over. Integrated dish washer. Dining area with plenty of space for furniture and open plan through into lounge.

### Lounge

16' 9" x 12' 2" ( 5.11m x 3.71m )  
Feature electric fire, radiator, aerial connection.

### Utility Area

10' x 7' 7" ( 3.05m x 2.31m )  
cupboard with space and plumbing for white goods and generous shelving. Composite door to the side of the property (could also be used as main entrance into the property).

### Bedroom One

13' 4" x 9' 8" ( 4.06m x 2.95m )  
UPVC window to the front. Radiator, ceiling light, aerial connection.

### Bedroom Two

10' 2" x 9' 9" ( 3.10m x 2.97m )  
UPVC window to the front. Radiator, aerial connection.

### Bedroom Three

9' 11" x 7' ( 3.02m x 2.13m )  
UPVC window to the side. Radiator, aerial connection.

### Bathroom

Fitted with a four piece suite comprising; low level WC, wash hand basin set into vanity unit and free standing bath. Walk-in shower. UPVC obscured window to the side. Tiled to walls and flooring. Built in airing cupboard, radiator and chrome towel radiator.

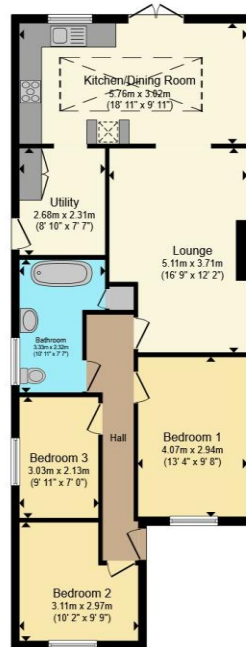
### Front Garden

The front of the property is low maintenance laid to patio with a driveway providing parking for multiple vehicles.

### Rear Garden

Fully enclosed private south facing garden laid to patio providing space for dining furniture and artificial grass beyond. Gated access to further garden area at the rear laid to lawn with mature shrubs and trees.

## Floorplan



**Floor Plan**

Total floor area 85.4 m<sup>2</sup> (919 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](http://www.propertybox.io)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

