



## Fairfield Crescent, Llantwit Major offers over £290,000

- Four bedroom semi detached home
- Impressive dormer bedroom with distant sea views
- Sitting room, dining room and conservatory
- Previous approved planning for a porch extension with Cloakroom/WC
- Rear garden with raised decking area and southerly aspect
- Driveway for up to 3 cars, garage
- EPC Rating: D



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## About the property

This fantastic family home is a hidden gem that ticks every box for modern family living. Steps away from local shops, schools, and amenities, you'll enjoy the convenience of a connected community while still feeling wonderfully peaceful. The Heritage Coastline and beautiful beaches are just a short drive away, promising weekend adventures and breathtaking walks.

Step inside and feel instantly at home. The ground floor flows beautifully, with a welcoming entrance hallway leading to a cozy sitting room, a dining room leading into a delightful conservatory – perfect for those lazy Sunday morning coffees or evening family gatherings in addition to a bright kitchen.

Upstairs, three comfortable bedrooms and a family bathroom provide ample space for family life. But the real showstopper awaits on the second floor – a generous fourth bedroom with distant sea views stretching out to Somerset.

The enclosed southerly garden is a sun-trap, ideal for summer gatherings and a garage is conveniently located to the side of the house. The property offers exciting potential with approved planning for a porch extension with a convenient cloakroom/WC.







## Accommodation

### Hallway

UPVC opaque glazed front entrance door, glazed door to sitting room, stairs to first floor, radiator.

### Sitting Room

14' 9" x 13' 5" (max) ( 4.50m x 4.09m (max) )  
UPVC window to front, radiator, opening to dining room.

### Dining Room

10' 6" x 8' 4" ( 3.20m x 2.54m )  
UPVC French doors to conservatory, opening to kitchen.

### Conservatory

9' 3" x 9' 1" ( 2.82m x 2.77m )  
UPVC French doors to rear, radiator.

### Kitchen

10' 7" x 9' 6" ( 3.23m x 2.90m )  
UPVC window to door to rear. Under stairs cupboard with UPVC window to side. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap. Space for white goods. Gas hob. Eye level oven and grill. Wall mounted gas boiler providing the central heating.

### Landing

UPVC opaque window to side. Stairs to second floor. Storage cupboards. Doors to bedrooms and family bathroom. Radiator.

### Bedroom One

14' 11" x 12' 10" ( 4.55m x 3.91m )  
Dormer extension, large double bedroom with UPVC window to rear with superb distant sea views. Radiator. Built in storage.

### Bedroom Two

11' 4" x 10' 3" ( 3.45m x 3.12m )  
UPVC window to front. Radiator. Built in wardrobe.

### Bedroom Three

10' 3" x 10' 1" ( 3.12m x 3.07m )  
UPVC window to rear. Radiator. Airing cupboard containing the hot water tank.

### Bedroom Four

8' 4" x 7' 9" ( 2.54m x 2.36m )  
UPVC window to front. Radiator. Over stairs cupboard.

### Family Bathroom

UPVC opaque window to rear. Low level WC. Pedestal wash hand basin. Panelled bath with electric mixer shower over. Vertical radiator.

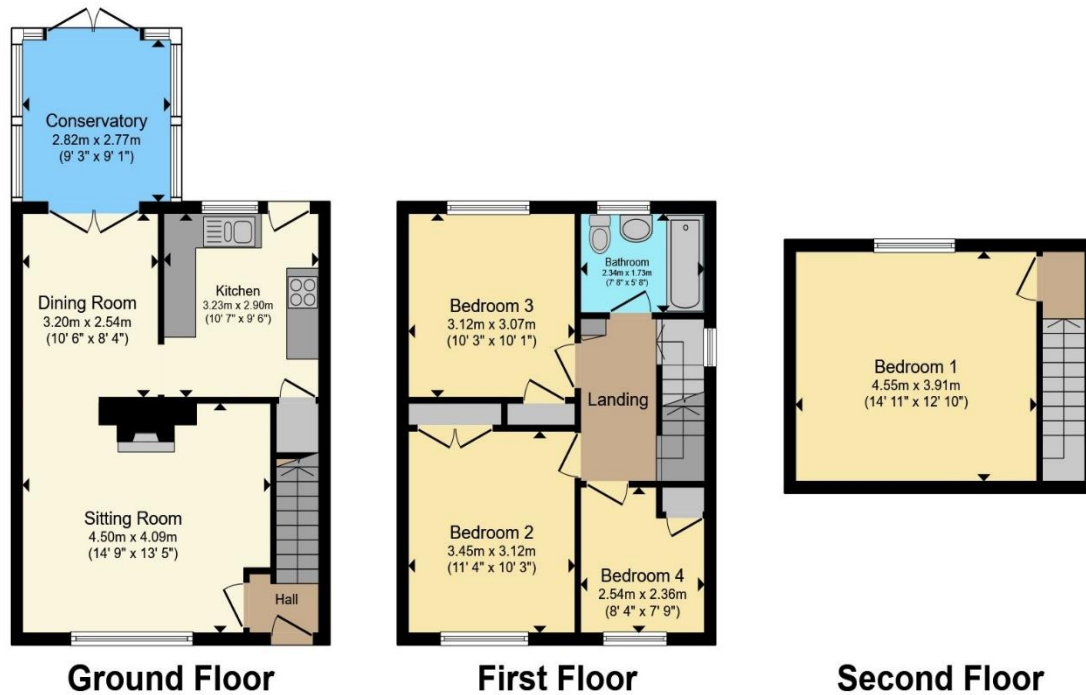
### Front Garden

Mostly laid to lawn, driveway to the side for parking up to 3 cars, access to the garage with up and over door.

### Rear Garden

Enclosed southerly garden laid to lawn and patio with decking area, side access to garage.

## Floorplan



Total floor area 110.9 m<sup>2</sup> (1,194 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)

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