59 Fitzhamon Avenue, Llantwit Major

£240,000 Freehold

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

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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. The property is ready to move into despite needing some modernising, and presents an excellent opportunity to acquire a spacious family home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

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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.

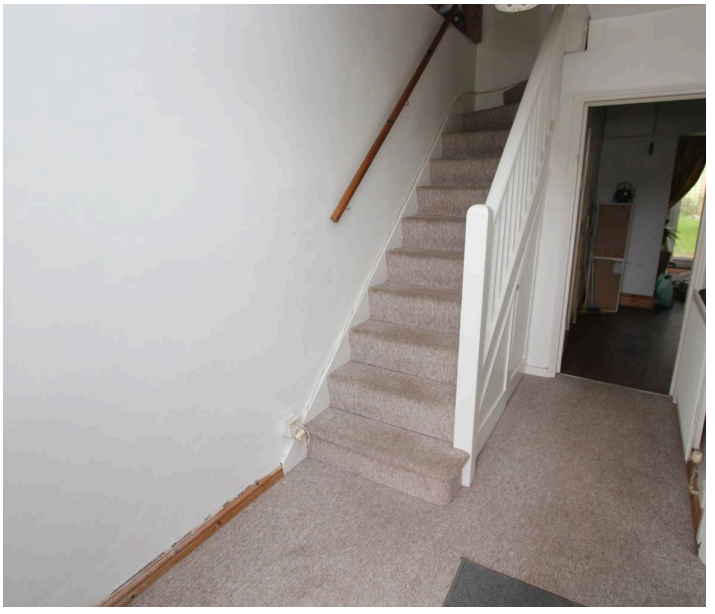
Kitchen/Diner

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.



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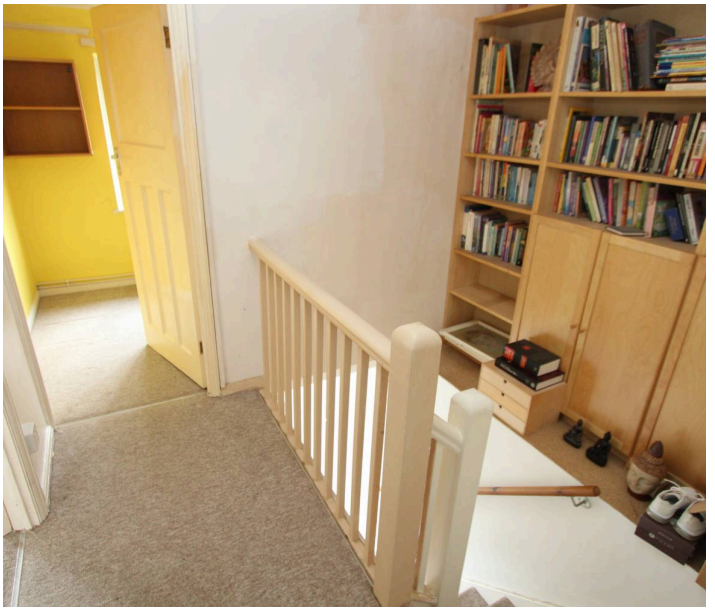
FIRST FLOOR



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 he 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.

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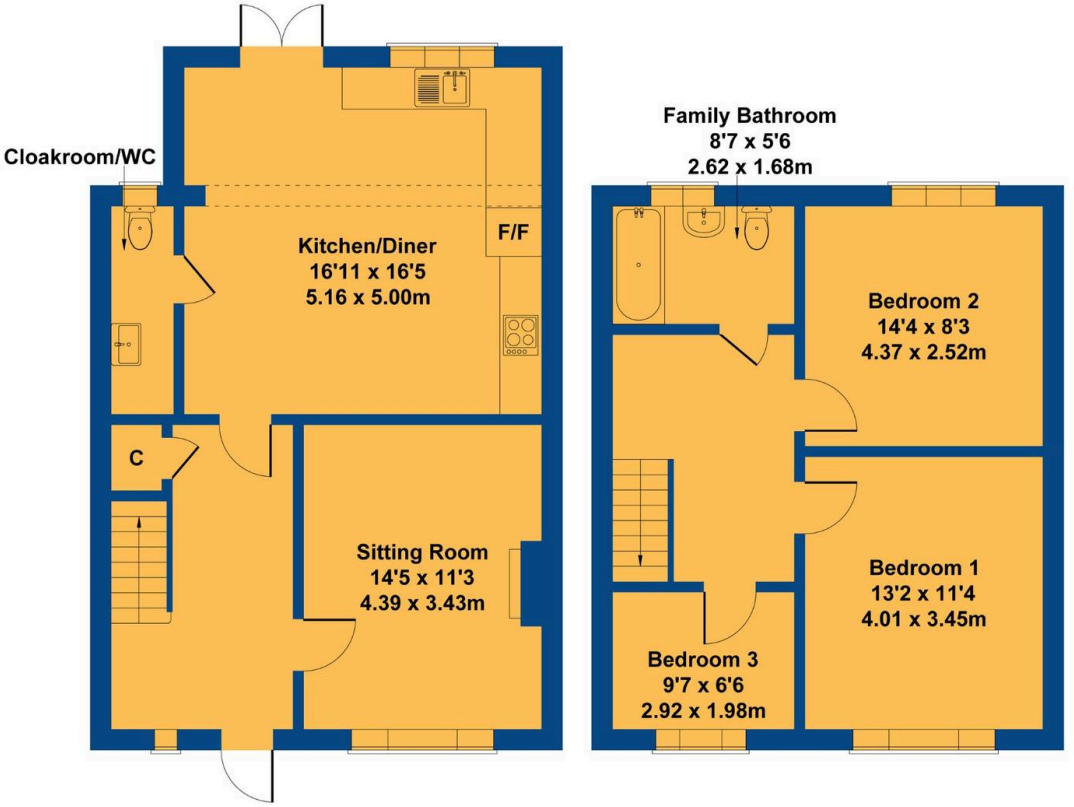
Approximate Gross Internal Area
1119 sq ft - 104 sq m



GROUND FLOOR **FIRST FLOOR**

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Chris Davies
residential sales & lettings

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