



24 Tewdrig Close

Llantwit Major, CF61 1SZ

Guide Price £265,000

HARRIS & BIRT



GUIDE PRICE £265,000 - £275,000 An extended mid terrace property enjoying a particularly pleasant outlook over open fields and situated just a short walk from Llantwit Major town centre and the Heritage coast. The accommodation is in need of some modernisation and briefly comprises: entrance hall, spacious living room, dining room and kitchen to the ground floor. Upstairs offers three double bedrooms a shower room/WC and a further family bathroom. Outside enjoys the benefit of a single car garage and off road parking, open lawned garden to the front and an enclosed paved garden to the rear.

The property is situated within the heart of the historic old town of Llantwit Major with a wide range of facilities which include well regarded schooling for all ages, a wide range of shops both national and local, library, doctors surgery, sporting and recreational facilities etc. Llantwit Major is one of the few towns in the Vale of Glamorgan where you can commute by train on the coastal line which runs between Bridgend and Cardiff. Easy access to the major road network brings major centres including the capital city of Cardiff, Bridgend etc within comfortable commuting distance.



Accommodation

Ground Floor

Entrance Hall 6'0 x 10'0 (1.83m x 3.05m)

The property is entered via UPVC front door with decorative glazed panel into hall. Stairs to first floor with understairs storage cupboard. Fitted carpet. Radiator. Pendant ceiling light. Doors through to all ground floor rooms.

Living Room 10'6 x 25'3 (3.20m x 7.70m)

Spacious living room with large window overlooking the green at the front and open countryside beyond. Feature fireplace containing coal effect gas fire with tiled hearth and decorative surround. Fitted carpet. Radiators. Pendant ceiling lights. Decorative glazed double doors through to dining room.

Dining Room 10'7 x 8'4 (3.23m x 2.54m)

French doors opening on to rear patio. Radiator. Pendant ceiling light. Door through to;

Kitchen 7'4 x 20'11 (2.24m x 6.38m)

Fitted kitchen with features to include; range of wall and base units with laminate worksurfaces over and tiled splashbacks, inset 2.5 bowl sink with curved mixer tap, space for freestanding fridge/freezer, plumbed for undercounter dishwasher and washing machine, wall mounted Baxi gas boiler. Window overlooking the rear garden. Decorative obscure glazed door to the rear garden. Tiled floor. Part tiled walls. Ceiling strip light. Door through to hallway.

First Floor

Landing 7'10 x 8'10 (2.39m x 2.69m)

Stairs from ground floor with fitted carpet onto first floor landing. Loft access hatch. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 8'11 x 18'6 (2.72m x 5.64m)

Large window overlooking the rear. Fitted carpet. Radiators. Pendant ceiling light.

Bedroom Two 9'9 x 14'10 (2.97m x 4.52m)

Large window overlooking the green at the front with countryside views beyond. Fitted carpet. Radiator. Pendant ceiling light. Cupboard housing hot water tank and shelving.

Bedroom Three 8'9 x 8'11 (2.67m x 2.72m)

Window overlooking the green at the front with countryside views beyond. Recessed storage cupboard. Exposed floorboards. Radiator. Pendant ceiling light.

Shower Room

Three piece suite in white comprising corner shower cubicle with wall mounted, mains connected shower, low level WC and wall mounted wash hand basin with hot and cold taps. Fully tiled walls. Tiled floor. Obscure glazed window to bathroom. Radiator. Pendant ceiling light. Extractor fan.

Family Bathroom 8'8 x 15'1 (2.64m x 4.60m)

Suite in white comprising easy access sit-in bath with hot and cold mixer tap and shower head attachment, low level dual flush WC, vanity unit containing inset sink set into worktop and storage to side and under and low level bidet with mixer tap. Obscure glazed window to rear. Tiled floor. Fully tiled walls. Obscure glazed window to shower room. Wall mounted radiator. Pendant ceiling light.

Outside

The property is open at the front and adjoins the green with a lawned front garden and pathway to the front door. Enclosed front porch with small storage shed and letterbox. Pedestrian gate offers access to the rear of the property. The rear garden is laid to patio for ease of maintenance with timber shed and greenhouse to remain. The property enjoys the benefit of a single car garage with an off road parking space.

Garage

Single car garage with up and over door. Off road parking for one vehicle.

Services

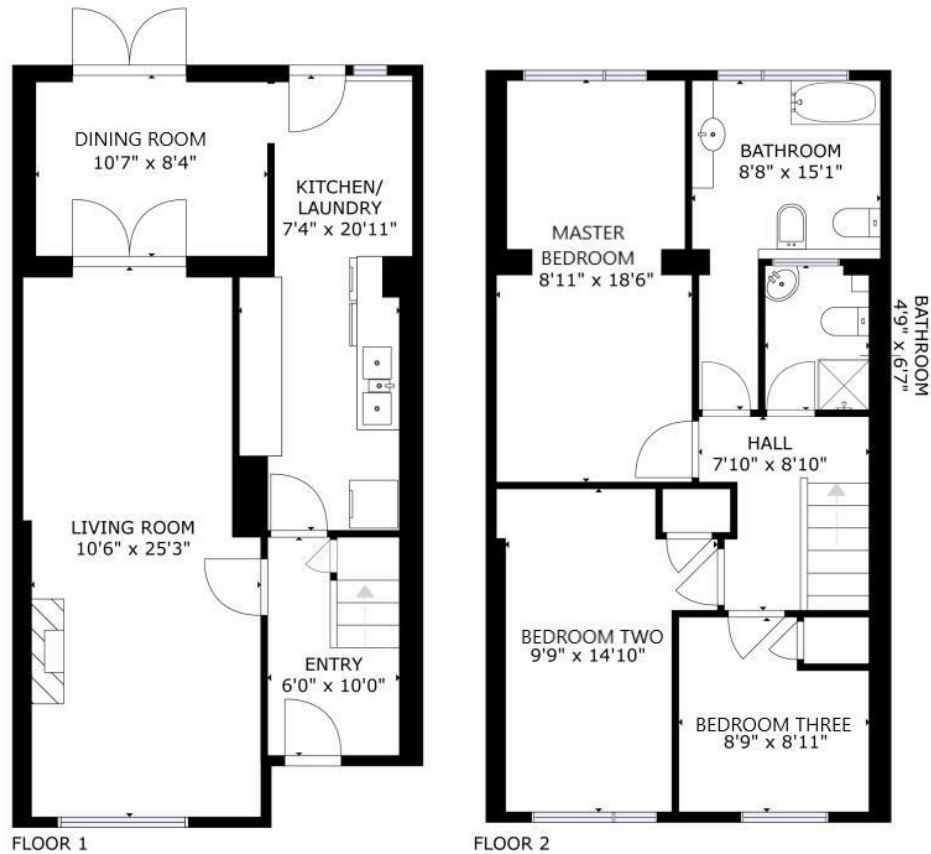
All mains services are connected to the property. Gas central heating via boiler housed in kitchen. UPVC double glazing throughout.

Directions

From our office at 65 High Street turn right up to the end of Westgate and turn left onto the Llantwit Major road. Follow the road to Llantwit. At the roundabout at the beginning of the Llantwit Major bypass turn left and then go straight across the mini roundabout and to the first set of traffic lights take a right into Llantwit Major on the Llanmaes Rd. Go straight over at the traffic lights, then the first exit at the roundabout onto Le Pouliguen Way. At the next mini roundabout take the first exit onto Boverton Road. Take the next right on to onto Ham Lane East, Travel along the road passing the leisure centre, Llantwit comprehensive school and Ysgol Y Draig on your left and take the 4th righthand turn onto Ham Lane South then first left onto Cambrian Avenue. Take the second left onto Tewdrig Close, follow this road to the end and the driveway and garage is on your lefthand side as you turn around the roundabout.







GROSS INTERNAL AREA
 FLOOR 1: 581 sq.ft, FLOOR 2: 592 sq.ft
 TOTAL: 1173 sq.ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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