





18 Llys Dewi, Llantwit Major

£185,000 Freehold

MID TERRACED HOME. • 2 BEDROOMS. • EPC TBC. NO FORWARD CHAIN. • KITCHEN/DINER. • PRIVATE & SUNNY REAR GARDEN. • DRIVEWAY FOR 1 CAR. • IDEAL FIRST TIME BUY. • IN NEED OF RENOVATION. • POPULAR MATURE LOCATION.

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Located in a popular mature location of the town of Llantwit Major, Vale of Glamorgan, this property would make an ideal first time buy with potential to modernise and improve. 18 Llys Dewi briefly comprises; entrance hallway, sitting room and kitchen/diner to the ground floor. To the first floor are two bedrooms and a family bathroom. Outside there is a driveway for one car to the front and a sunny private garden to the rear. The property enjoys no forward chain, gas central heating (a more modern boiler is probably needed) and UPVC windows and doors. This small development known as St Illtyd's Fields is a short walk from the shops, amenities, and schools, and is within easy reach of the Heritage Coastline and beaches.

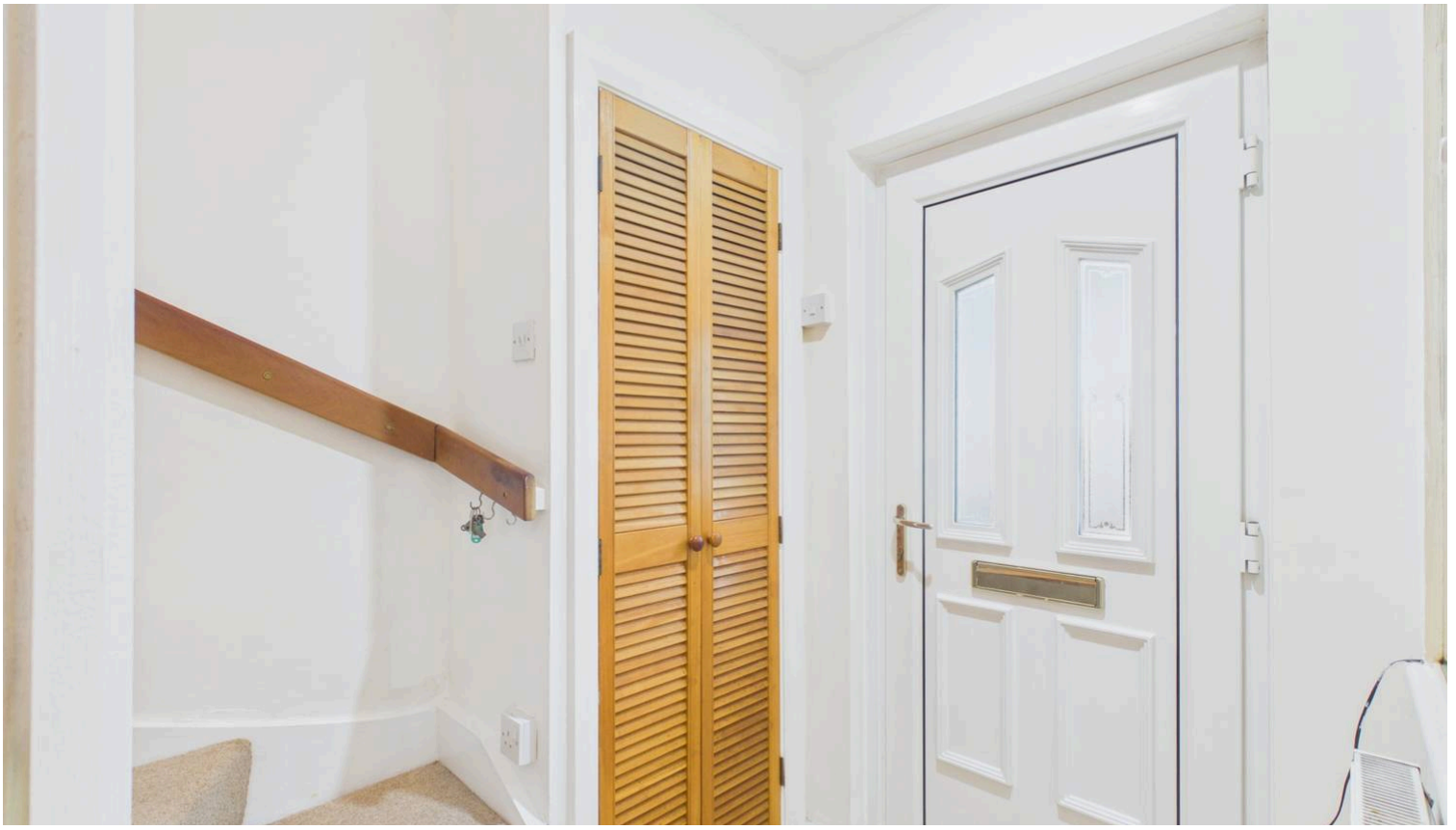
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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GROUND FLOOR

Entrance Hallway
Front entrance door. Stairs to first floor. Door to sitting room.

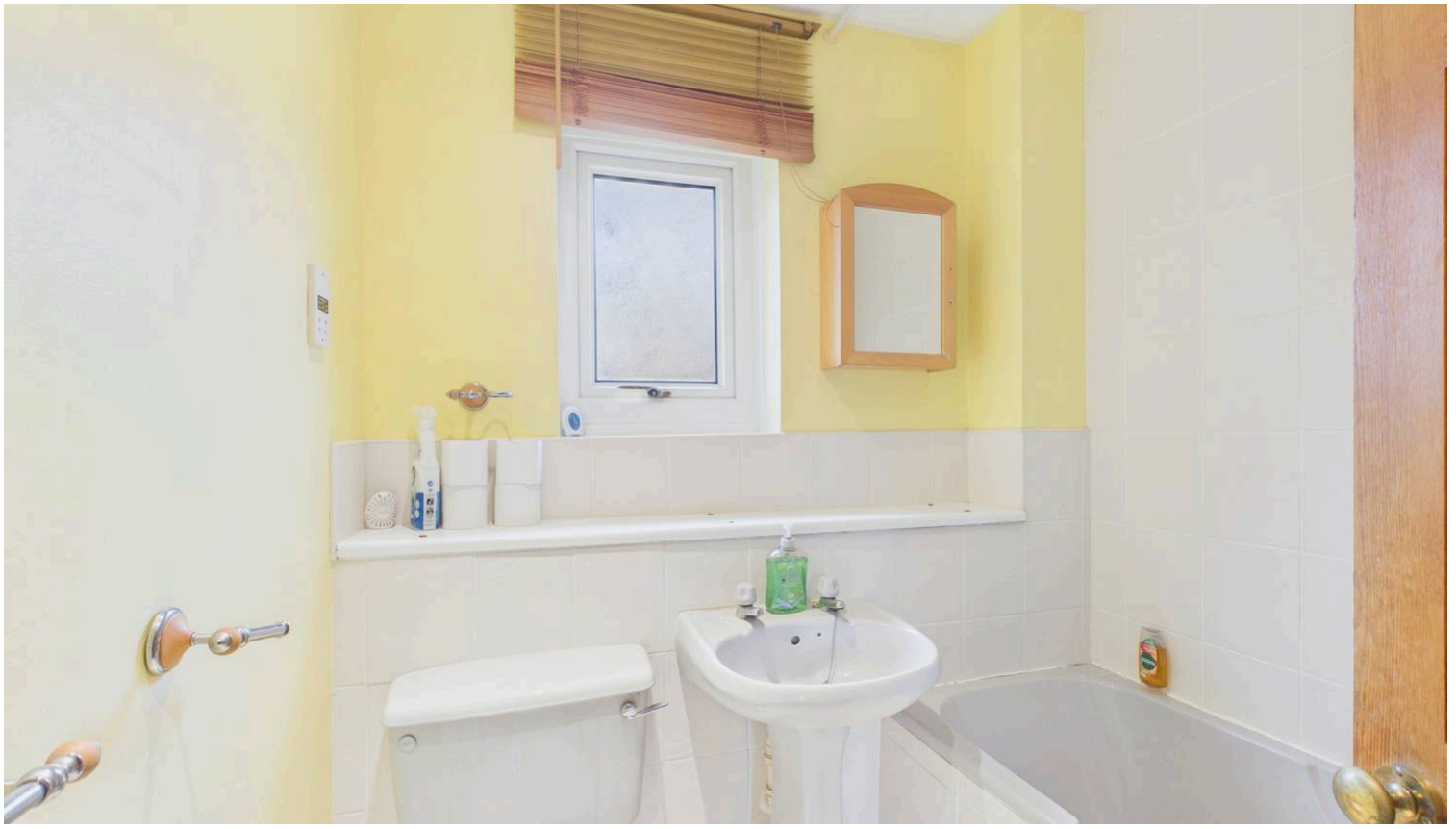
Sitting Room
14' 5" x 12' 11" (4.39m x 3.94m)
UPVC window to front. Radiator. Door to kitchen/diner.

Kitchen/Diner
8' 10" x 12' 11" (2.69m x 3.94m)
UPVC window to rear and UPVC glazed door to rear. Wall mounted traditional gas boiler. Fitted kitchen comprising eye level units base units and work surfaces over. Stainless steel sink with mixer tap. Space for white goods. Gas hob with oven and hood.





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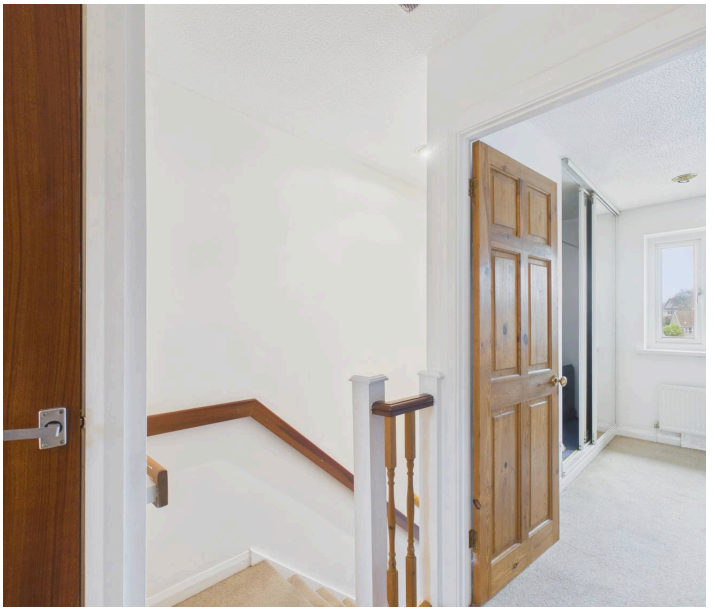
FIRST FLOOR

Landing
Doors to bedrooms and family bathroom. Airing cupboard containing the hot water tank.

Bedroom 1
10' 6" x 9' 5" (3.20m x 2.87m)
UPVC window to front. Radiator. Built in wardrobes.

Bedroom 2
11' 1" x 6' 4" (3.38m x 1.93m)
UPVC window to rear. Radiator.

Family Bathroom
5' 5" x 6' 4" (1.65m x 1.93m)
UPVC opaque window to rear. Radiator. Low level WC. Panelled bath. Wash hand basin.





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GARDEN

Rear Garden - low maintenance, sunny, private and enclosed.

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