



11 St. Davids Avenue, Llantwit Major,  
Vale Of Glamorgan, CF61 1RR

Watts  
& Morgan



11 St. Davids Avenue, Llantwit

Major

Vale Of Glamorgan, CF61 1RR

Guide Price £240,000 Freehold

3 Bedrooms | 1 Bathroom | 1 Reception Room

An ideal investment purchase located in the heart of Llantwit Major.

This three bedroom family home is ideally situated for schooling and is within a short stroll to the town centre.

The property is in need of refurbishment but offers approx 900 sq ft of living accommodation to include; hallway, lounge, kitchen/diner, three sizeable bedrooms and a shower room.

Externally offering a substantial plot, with mature lawned front and rear gardens.

No ongoing chain.

EPC Rating: TBC.

#### Directions

Cowbridge Town Centre – 6.1 miles

Cardiff City Centre – 21.4 miles

M4 Motorway – 10.4 miles

Your local office: Cowbridge

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## Summary of Accommodation

### ABOUT THE PROPERTY

This traditional home is situated within walking distance to the town centre and local schools, and offers an ideal family project or buy-to-let investment.

From its entrance, the hallway leads to the lounge which is a good sized reception room, offering a front facing window and central electric fireplace.

Beyond here lies the kitchen / diner with access provided out to the rear garden. The kitchen houses the wall-mounted 'Vaillant' gas boiler and a freestanding gas cooker is to remain. There is a walk-in pantry cupboard and ample space is provided for dining furniture.

To the first floor, the three bedrooms are a good size and each offer outlooks over the gardens. They share use of the 3-piece shower room.

### SITUATION

The historic & coastal town of Llantwit Major is situated near the western edge of the Vale and offers a good range of shops – including two supermarkets, a 13th century Church, primary and secondary schools, a swimming pool and other leisure facilities. The 'West End' of Llantwit is, in particular, very highly sought after for its convenient proximity to both the town and to the beach.

The town is bypassed along the route from Bridgend to Barry and is also within convenient driving distance of the M4 and the City of Cardiff. The heritage coast, which is known for its cliff top walks, bathing and surfing beaches, lies to the south and west of the town. Cardiff (Wales) Airport at Rhoose is approximately five miles away. There is a "park and ride" railway station at Llantwit Major, which provides a regular service to Cardiff city centre and to Bridgend.



## GARDENS AND GROUNDS

11 St Davids Avenue sits on a generous plot with a very large rear garden and lawned frontage. The timber storage shed is to remain with full power supply.

Additionally, there is plenty of on-street parking to the front of the property, however a driveway could be created for private parking subject to necessary planning consents.

## Ground Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



## First Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 83.5 sq. metres (898.4 sq. feet)

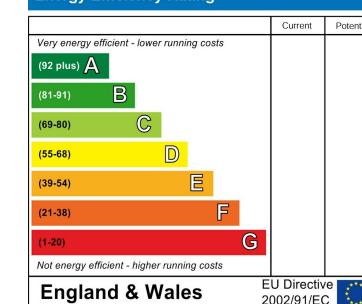
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

## ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Council tax band D.



## Energy Efficiency Rating



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